

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, February 6, 1979, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Kennedy, Little, Marzari, Puil
and Rankin
Ald. Harcourt (4:30 p.m.)

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of Grades 8-10 students from the Byng Satellite Alternate School, under the direction of their teacher, Mr. Cavanagh.

"IN CAMERA" MEETING

The Council was advised there were matters to be considered "In Camera" later this day.

ADOPTION OF MINUTES

MOVED by Ald. Boyce,
SECONDED by Ald. Ford,

THAT the Minutes of the Regular Council Meeting of January 23, 1979, with the exception of the "In Camera" portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS1. Freebus

Council on January 23, 1979, deferred a decision on continued operation of the Freebus pending a report from the Downtown Business Association to Council at today's meeting.

Before Council this day was a City Manager's Report dated February 2, 1979, in which the City Engineer reported that following negotiations with the Downtown Business Association and other merchants not represented by this organization, agreement has been reached with the merchants to contribute to the cost of operation of the Freebus until March 31, 1979.

The report concluded with the recommendation that the Freebus continue to operate until March 31, 1979, and that the merchants' contribution of \$15,300 be accepted with the City contribution of \$38,700 to be provided from the 1979 Operating Budget.

Cont'd . . .

Regular Council, February 6, 1979 2

UNFINISHED BUSINESS (Cont'd)

Freebus (Cont'd)

Also before Council was a report of the Standing Committee on Finance and Administration dated January 9, 1979, on proposals by the Downtown Business Association and the Downtown Parking Corporation which included funding for the Freebus. The Committee recommended that the application from the organizations be received and the Downtown Business Association and the Downtown Parking Corporation proceed further at their own discretion.

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in his report dated January 22, 1979 be approved, and

FURTHER THAT the recommendation of the Standing Committee on Finance and Administration contained in its report of January 18, 1979, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Hycroft Towers - Strata Corporation Council

In a letter dated January 26, 1979, the Owners' Council of Strata Plan VR-90, Hycroft Towers, referred to a development permit application by Vladimir Plavsic Group with respect to 2650 Granville Street.

The Owners' Council requested that if it is anticipated that a development permit might be favourably considered they be given the opportunity of addressing Council prior to the final decision.

The City Manager advised that this matter will be considered by the Development Permit Board at its meeting on February 19, 1979, and if the Development Permit Board approves the application the appellants have fifteen days from the date of issuance of the development permit to appeal the decision to the Board of Variance. The Manager indicated that this is the logical route for the delegation to take.

MOVED by Ald. Puil,

THAT the City Clerk discuss this matter with the Owners' Council of Strata Plan VR-90, Hycroft Towers, and should they still wish to appear before Council, their delegation be heard.

- CARRIED UNANIMOUSLY

2. Park Board Liaison Alderman

The Mayor, in a memorandum dated January 30, 1979, recommended that Alderman Helen Boyce be appointed as Council liaison Alderman to the Park Board for the year 1979.

MOVED by Ald. Little,

THAT the above recommendation of the Mayor be approved and the former Council policy on this matter be amended accordingly.

- CARRIED UNANIMOUSLY

Regular Council, February 6, 1979 3

COMMUNICATIONS OR PETITIONS (Cont'd)

3. Sunday "Closings"

In a memorandum dated February 2, 1979, the Mayor submitted a proposal from the Director of Legal Services on Council's resolutions of January 23, 1979, with respect to Sunday "Closings".

The Director of Legal Services suggested that the second preamble of Alderman Puil's motion of January 23, 1979, be amended as it is an incorrect statement.

It was agreed, and therefore

MOVED by Ald. Puil,

THAT the second preamble of Alderman Puil's motion of January 23, 1979, be struck out and the following be substituted therefore:

"AND WHEREAS he has indicated government policy is being developed on this subject: . . ."

- CARRIED UNANIMOUSLY

The motion as amended now reads as follows:

"THAT WHEREAS the Attorney-General of B.C. has stated that the Lord's Day Act is archaic, unworkable and ineffective,

AND WHEREAS he has indicated government policy is being developed on this subject:

BE IT RESOLVED THAT

The Provincial Government be urged to expedite the review it has indicated has been initiated to resolve the current inequitable Sunday shopping situation in B.C."

The Mayor advises that the Director of Legal Services has examined the resolution of Alderman Little with respect to Sunday Closing By-law enforcement and, is of the opinion that the action recommended is beyond the legal competence of Council for the following reasons:

Firstly: there is no Sunday Closing By-law.

Secondly: There cannot be a Sunday Closing By-law
- Council has no jurisdiction in that area.

Thirdly: show cause proceedings have nothing to do with store hours. They are proceedings under the License By-law which may be invoked by Council when it considers the licensee is guilty of gross misconduct, or for other valid reasons it is undesirable that he be licensed to carry on a particular business.

MOVED by Ald. Little,

THAT Alderman Little's resolution of January 23, 1979, with respect to Sunday "Closing" be rescinded and the following be substituted therefore:

Cont'd . . .

Regular Council, February 6, 1979 4

COMMUNICATIONS OR PETITIONS (Cont'd)

Sunday "Closings" (Cont'd)

"THAT the representations be received;

AND THAT the Director of Permits and Licenses continue to monitor apparent contraventions of the Lord's Day Act and, in the absence of any stated government policy, report back to Council within a reasonable time to enable Council to consider invoking its powers under its licensing jurisdiction."

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

4. Proposed Transit Route Changes

Council noted a letter dated February 1, 1979, from Mr. Sol Jackson, Secretary, Killarney-Champlain Citizens for Action Association, advising of the Association's resolution to request again to be heard as a delegation at an evening meeting of Council on the scheduled transit changes by B.C. Hydro to take effect on February 16, 1979.

The Council noted a comment from the City Clerk stating that the Chairman of the Transportation Committee has suggested that the Committee deal with this matter at the end of the six-month trial period related to the transit changes.

MOVED by Ald. Bellamy,

THAT the letter from the Killarney-Champlain Citizens for Action Association dated February 1, 1979, be referred to the Transportation Committee.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
FEBRUARY 2, 1979

Works & Utility Matters
(February 2, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Sidewalk Adjoining City-Owned Property - S/S
Point Grey Road, Wallace to Approximately
404 Feet West
- Cl. 2: Tender - Truck Chassis

Clauses 1 and 2

MOVED by Ald. Boyce,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(February 2, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Transfer of Metropolitan Board of Health
Home Care Program to the City of Vancouver
- Cl. 2: Health Department Home Care Program -
Bank Account

Cont'd . . .

Regular Council, February 6, 1979 5

CITY MANAGER'S REPORTS (Cont'd)

Social Service & Health Matters
(February 2, 1979) (Cont'd)

Clauses 1 and 2

MOVED by Ald. Gerard,

THAT the recommendations of the City Manager contained in
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(February 2, 1979)

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: D.P.A. No. 76658 - 977 Homer Street
- Cl. 2: Proposed Hotel - Renfrew and Hastings Streets
- Cl. 3: Notice of Public Hearing

977 Homer Street -
D.P. No. 76658 (Clause 1)

Prior to consideration of this clause, Council noted a
delegation request from Mr. Tom Vancouver.

MOVED by Ald. Puil,

THAT consideration of this clause be deferred until the
February 20th Council meeting pending the hearing of the delegation
as requested.

- CARRIED UNANIMOUSLY

Proposed Hotel - Renfrew and
Hastings Streets (Clause 2)

MOVED by Ald. Little,

THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Notice of Public Hearing
(Clause 3)

MOVED by Ald. Puil

THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(February 2, 1979)

Dance Machine -
877 Seymour Street (Clause 1)

When considering this clause Council noted a request from
the lawyer for the Dance Machine for deferral of this clause to
permit him the opportunity of addressing Council.

MOVED by Ald. Puil,

THAT consideration of this clause be deferred to the Council
meeting of February 20, 1979, and the lawyer for the Dance Machine
be given an opportunity of addressing Council at that time.

- CARRIED UNANIMOUSLY

Regular Council, February 6, 1979 6

CITY MANAGER'S REPORTS (Cont'd)

Fire & Traffic Matters
(February 2, 1979)

Hazardous Materials -
Firefighting (Clause 1)

MOVED by Ald. Little,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(February 2, 1979)

The Council considered this report which contains four
clauses identified as follows:

- Cl. 1: Tender Awards
- Cl. 2: Investment Matters (Various Funds) December, 1978
- Cl. 3: Champlain Heights - Enclave 2 and 17
- Cl. 4: Grants in Lieu of Vancouver City, B.C. Assessment
Authority, School and Hospital Districts, Municipal
Finance Authority and G.V.R.D. Tax Levies

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT Clause 1 be received for information, and the
recommendations of the City Manager as contained in Clauses 2 and
3 be approved.

- CARRIED UNANIMOUSLY

Grants in Lieu of Vancouver City, B.C. Assessment
Authority, School and Hospital Districts, Municipal
Finance Authority and G.V.R.D. Tax Levies (Clause 4)

MOVED by Ald. Rankin,
THAT grants in lieu of taxes as set out in this clause of
the City Manager's Report dated February 2, 1979, be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Property Matters
(February 2, 1979)

The Council considered this report which contains five
clauses identified as follows:

- Cl. 1: Demolition - 635 Burrard Street
- Cl. 2: Expropriation - John Redden Net Co. Ltd.
1590 West 1st Avenue
- Cl. 3: Lease Renewal of Heather Street End Located
between V. & L.I. Right-of-Way and the Fraser River
- Cl. 4: City-Owned Lands, N/S 400 Block West 10th Avenue
- Cl. 5: Replacement of No. 19 Firehall

Clauses 1, 2, 3, 4, and 5

MOVED by Ald. Puil,
THAT Clause 1 be received for information, and the
recommendations of the City Manager as contained in Clauses 2, 3,
4, and 5 be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 6, 1979 7

CITY MANAGER'S REPORTS (Cont'd)

B. Energy Conservation Program

MOVED by Ald. Kennedy,

THAT the recommendations of the Director of Civic Buildings and the City Engineer contained in the City Manager's Report dated January 29, 1979, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Kennedy,

THAT flood lighting be eliminated at City Hall for a yearly saving of \$3,300.

- LOST

(Aldermen Boyce, Ford, Gerard, Little, Marzari, Puil, Rankin and the Mayor opposed.)

MOVED by Ald. Little,

THAT flood lighting be turned on at City Hall only after office lighting is turned off for a yearly saving of \$1,600

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Gerard, Puil and the Mayor opposed.)

STANDING COMMITTEE REPORTS

I. Part Report of Standing Committee
on Planning and Development,
January 18, 1979

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Status of Rezoning Applications
- Cl. 2: Discussion of Outstanding Matters

Clauses 1 and 2

MOVED by Ald. Rankin,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

II. Part Report of Standing Committee
on Finance and Administration,
January 18, 1979

Newsletter Insert for
1979 Tax Bill (Clause 1)

MOVED by Ald. Puil,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 6, 1979 8

STANDING COMMITTEE REPORTS (Cont'd)

III. Report of Standing Committee
on Finance & Administration,
January 25, 1979

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Federal Employment Programme - Young Canada Works 1979
- Cl. 2: 1979 Grant Request - The Vancouver Art Gallery
- Cl. 3: Review Procedures for the 1979 Revenue Budget

Clauses 1 and 3

MOVED by Ald. Puil,

THAT the recommendations of the Committee contained in Clauses 1 and 3 be approved.

- CARRIED UNANIMOUSLY

1979 Grant Request -
The Vancouver Art Gallery (Clause 2)

MOVED by Ald. Puil,

THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

IV. Report of Standing Committee
on Community Services,
January 25, 1979

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Extension of Hours - Grandview Hotel 'Pub'
- Cl. 2: Black Solidarity Association

Clauses 1 and 2

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning and Development,
January 25, 1979

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Review of Parking Requirements for the Downtown District
- Cl. 2: Planning Challenges - Vancouver's Central Area

Clauses 1 and 2

MOVED by Ald. Boyce,

THAT the recommendations of the Committee contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Regular Council, February 6, 1979 9

STANDING COMMITTEE REPORTS (Cont'd)

VI. Report of Standing Committee on
Finance and Administration, &
Community Services
January 25, 1979

1979 Civic Grants Budget
(Clause 1)

MOVED by Ald. Puil,
THAT recommendations A, C, D, E, G, and H of the Committee
contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT recommendation B of the Committee contained in this
Clause be approved.

- CARRIED

(Alderman Little opposed.)

MOVED by Ald. Boyce,
THAT the Committee on the Arts consider the whole matter
of the future of the Artists' Gallery.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,
THAT recommendation F of the Committee contained in this
Clause be approved.

- CARRIED

(Alderman Puil opposed.)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4848
BEING THE WATER WORKS BY-LAW

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Bellamy,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, February 6, 1979 10

MOTIONS

- A. Construction of Pavement and Curbs -
Oliver Crescent from MacDonald Street
to Alamein Avenue

This item was deferred pending the hearing of delegations later this evening.

For Council action see page 15 .

1. Regulations - Demolition of Buildings

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,

THAT WHEREAS Subsection 10.12 of the General Regulations of the Zoning and Development By-law was introduced to preserve housing until an actual Development Permit was granted, with the hope that the rental units could be continued until construction actually started;

AND WHEREAS this By-law amendment had the reverse impact in that the buildings are left vacant and soon become open for vandalism, eventually must be boarded up, and become a hazard to the citizens and a nuisance to the community;

THEREFORE BE IT RESOLVED THAT the City Manager bring forward a report reviewing the implications of this requirement and comment on any decision to eliminate this policy.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Rankin -
Computers in Police
Cars

queried the need for the Police Department to have computer terminals in police cars and requested that the Chief Constable and the City Engineer report on this matter.

The Mayor so directed.

Condolence

Alderman Little referred to the recent passing of Mr. George Fountain, former Director of Planning for the City.

MOVED by Ald. Little,

THAT the Mayor send a letter of condolence to Mrs. F. Fountain and members of her family.

- CARRIED UNANIMOUSLY

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The Council recessed at 3:00 p.m. for an "In Camera" meeting in the Mayor's Office.

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The Council reconvened at 4:30 p.m. at which time Alderman Harcourt joined the meeting.

DELEGATIONS1. G.V.R.D. Housing Project
2nd Avenue and Wallace Street

Council on January 23, 1979, approved a request by the Jericho Area Citizens' Association to address Council on the G.V.R.D. Housing project proposed for the City-owned site at 2nd Avenue and Wallace Street.

Before Council was an information report from the City Manager dated January 31, 1979, advising that a development permit was issued to the Greater Vancouver Housing Corporation on June 19, 1978, for construction of the proposed project. The report also advised that the lease between the City and G.V.H.C. has not yet been signed, however the administrator for the Housing Corporation has stated that the actual cost expenditure by the G.V.R.D. to date is \$50,000.

Also before Council was a report from the City Manager dated February 1, 1979, in which the Director of Finance reported on the proposed lease between the City and the G.V.H.C. with respect to the site at 2nd Avenue and Wallace. In this report the City Manager recommends:

"THAT Council offer to lease the 2nd and Wallace site to the Greater Vancouver Housing Corporation, for the term of 50 years, the lease to reflect the terms set out in Appendix A of this report and the rent to be \$406,666 prepaid, PROVIDED HOWEVER, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; BUT, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services."

Ms. Wenda Deane addressed Council on behalf of the Jericho Area Citizens' Association. She reiterated the concerns expressed by the Association at the Council meeting of October 17, 1978, and requested that Council cancel this development. She stated that the G.V.H.C. had advised her that its costs to date for this project are in the neighbourhood of \$50,000.

MOVED by Ald. Kennedy,
SECONDED by Ald. Boyce,

THAT the Greater Vancouver Housing Corporation be advised of the City's desire to not proceed further with the housing project at 2nd Avenue and Wallace and the City Manager enter into negotiations as to appropriate costs to be assumed by the City in respect to expenses and disbursements incurred to date.

- LOST

(Aldermen Ford, Gerard, Harcourt, Marzari, Puil
and Rankin opposed.)

MOVED by Ald. Harcourt,
SECONDED by Ald. Rankin,

THAT the report of the City Manager dated January 31, 1979, on the G.V.R.D. Housing Project at 2nd Avenue and Wallace Street be received;

FURTHER THAT the recommendation of the City Manager contained in his report dated February 1, 1979, with respect to the lease between the City and the G.V.H.C. relative to the site at 2nd Avenue and Wallace Street be approved.

- CARRIED

(Aldermen Bellamy, Boyce, Kennedy, Little and
the Mayor opposed.)

The Council recessed at 5:20 p.m. to reconvene in the Council Chamber at 7:30 p.m. with Mayor Volrich in the Chair and the same Members present.

The agenda was varied to hear the delegations on the Equal Employment Opportunity Program first.

DELEGATIONS

Equal Employment Opportunity Program

Council, on January 23, 1979, approved the hearing of delegations when the City Manager's report on the Equal Employment Opportunity Program was before it.

Before Council this evening was a report from the City Manager dated January 29, 1979, in which the Equal Employment Opportunity Officer submitted her annual report on the Program. In his report the City Manager commented as follows:

"Council in September 1977 established the position of Equal Employment Opportunity Officer as reporting directly to the City Manager. This line of responsibility has proved effective, and the Officer has worked smoothly and in close cooperation with the Personnel Department and many other departments.

The City Manager has reviewed the various projects carried out in 1978 and described in the full report. He has concluded that all were within the terms of reference established by Council in September 1977, and that most of them have been carried out successfully.

The Work Program proposed for 1979 also conforms to the resolutions of September 1977, and on this basis the City Manager recommends its approval."

The following delegations addressed Council and spoke in support of the City continuing its Equal Employment Opportunity Program and that the Equal Employment Opportunity Officer continue to report to Council through the City Manager.

Dr. G. Mains - The Society for Education Action Research and Counselling on Homosexuality - (brief filed)

Lee Grills - Vancouver Status of Women,

Eric Wong - Asian Canadian Association for Cultural Cooperation (brief filed).

Astrid Davidson - B.C. Federation of Labour.

Dr. Charles Paris - Canadian Council of Christians and Jews.

Janet Murphy - School of Social Work, University of B.C. (brief filed).

Evelyn Lee - Multilingual Orientation Service Association for Immigrant Communities.

Joan Akres - British Columbia Association of Social Workers (brief filed)

Gudren Fiddis - Vancouver Municipal and Regional Employees' Union (brief filed)

Doug. Mowat - Canadian Paraplegic Association (brief filed).

Tim Walker - Society for Political Action for Gay People (brief filed).

Regular Council, February 6, 1979. 13

DELEGATIONS (Cont'd)

Equal Employment Opportunity Program (Cont'd)

Mary Ann Roscoe - Canadian National Institute for the Blind.

Patricia Wilson - private citizen.

M. Strongtharm and Harry Crosby - B.C. Human Rights Commission

The City Clerk advised that further delegation requests had been received this day.

MOVED by Ald. Rankin

SECONDED by Ald. Little

THAT the additional delegation requests be approved and representations be heard.

- CARRIED UNANIMOUSLY

Bruce Eriksen - Downtown Eastside Residents' Association - supporting.

Bruce Yorke - Committee of Progressive Electors - supporting.

Dr. Naida Hyde - representing a group of professional business women, filed a petition from the group, supporting the Program.

Mrs. Theresa Galloway - supported the Equal Employment Opportunity Program but suggested this function should be the responsibility of the Personnel Department.

At this point in the proceedings a memorandum from the Director of Personnel Services, dated January 17, 1979, and addressed to a Council Member, was introduced. This memo gave the 1978 budget for the program and commented on the accomplishments of the Equal Employment Opportunity Officer during the past year.

MOVED by Ald. Little

SECONDED by Ald. Boyce

THAT the Council resolution of September 13, 1977, establishing an Equal Employment Opportunities Officer position and Program, be rescinded.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Little

SECONDED by Ald. Boyce

THAT the City Manager be requested to report to Council in the near future after discussions with the Director of Personnel Services to ensure that Equal Employment Opportunities principles continue to be observed in the City work force in the areas of gender, race and handicapped.

- CARRIED

(Ald. Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Little

SECONDED by Ald. Boyce

THAT the City Manager be requested to work with the Director of Personnel Services in making every effort to relocate the Equal Employment Opportunities Officer, if she so wishes.

- CARRIED

(Ald. Marzari opposed)

Cont'd.....

Regular Council, February 6, 1979. 14.

DELEGATIONS (Cont'd)

Equal Employment Opportunity Program (Cont'd)

MOVED by Ald. Ford

SECONDED by Ald. Rankin

THAT the Personnel Department assume the responsibility for hiring of firemen and all outside employees in the same manner as it does for other employees, and the City Manager report on the necessary budgetary requirements.

- (referred)

MOVED by Ald. Puil

SECONDED by Ald. Boyce

THAT the above motion be referred to the Standing Committee on Finance and Administration.

- CARRIED

(Ald. Ford, Harcourt, Marzari and Rankin opposed)

Pavement and Curbs - Oliver Crescent,
From MacDonald to Alamein

Council, on January 9, 1979, when considering a report of the City Manager dated January 5, 1979, on Pavement and Curbs Oliver Crescent, MacDonald to Alamein, resolved that the concerned property owners be notified that Council will, on February 6, 1979, consider undertaking a Local Improvement Project on Special Grounds for this area and that the owners be heard on that date as delegations if they so wished.

Mr. T. Mulder, Assistant City Engineer, Department Services and Sewers Division, briefly reviewed the history surrounding the proposed project. In the report the City Engineer put forward three alternatives for Council to consider:

- A. Take no action.
- B. Advance the project on the Initiative again.
- C. Undertake the project on Special Grounds.

The following then addressed Council on this matter:

Mr. J.D. Hay - whose property fronts on to Oliver Crescent, referred to his brief previously circulated in which he requested that Council approve the paving of Oliver Crescent, MacDonald to Alamein, on Special Grounds.

Mr. W.S. Ross - owner of one of the double-front lots on Puget Drive which backs on to Oliver Crescent, spoke in favour of initiating this project on Special Grounds.

Mr. C.J. Brown - who also owns a double-front property - referred to a document he had received from the Engineering Department which stated that existing surface drainage would have to be accommodated by a sump at the expense of the property owners. Mr. Eric West, Engineering Department, stated that any surface drainage from these properties will be picked up in the tidal drain which will be installed and, therefore, in his opinion, sumps will not be required.

Mr. R.G. Butters - owner of another double-front property - also referred to the document from the Engineering Department indicating that sumps would be required.

MOVED by Ald. Boyce

SECONDED by Ald. Harcourt

THAT the Local Improvement Project for Pavement and Curbs - Oliver Crescent, MacDonald to Alamein, be undertaken on Special Grounds.

- CARRIED UNANIMOUSLY

Regular Council, February 6, 1979. 15

MOTIONS

Favement and Curbs - Oliver
Crescent - MacDonald to Alamein

MOVED by Ald. Rankin

SECONDED by Ald. Gerard

THAT WHEREAS the Council of the City of Vancouver is desirous of providing and constructing a paved road surface, together with curbs on Oliver Crescent from MacDonald Street to Alamein Avenue on the Northerly side and to a point opposite the South property line of Lot 1, Block D, District Lot 2027 (Plan 5702) on the Southerly side;

AND WHEREAS it is hereby declared that it is necessary in the public interest that the said paving and curbs be provided and constructed on the said portion of Oliver Crescent;

AND WHEREAS the Council may by authority contained in Section 506 of the Vancouver Charter by resolution passed by two-thirds of all its members, undertake and carry out the provision and construction of the said paving and curbs and assess the cost thereof against the real property deemed to be specially benefitted thereby as a local improvement;

NOW THEREFORE BE IT RESOLVED that a paved road surface and curbing, together with all other necessary and incidental work in connection therewith, be constructed and provided on Oliver Crescent from MacDonald Street to Alamein Avenue on the Northerly side and to a point opposite the South property line of Lot 1, Block D, District Lot 2027 (Plan 5702) on the Southerly side;

AND BE IT FURTHER RESOLVED that the cost of the construction of the said paving and curbs and all other necessary and incidental work in connection therewith be assessed against all real property fronting and/or abutting thereon as a local improvement on the basis provided in By-law No. 3614, being the Local Improvement Procedure By-law, subject however, to the limitation prescribed in the Vancouver Charter aforesaid;

AND BE IT FURTHER RESOLVED that the proportion of the cost of the construction and provision of the said paving and curbs and all other necessary and incidental work in connection therewith to be borne by the City, pursuant to the Local Improvement Procedure By-law and the Vancouver Charter aforesaid, be assumed by the City and paid out of the general revenue of the City or out of the capital funds raised by the issue of debentures upon the general revenue of the City.

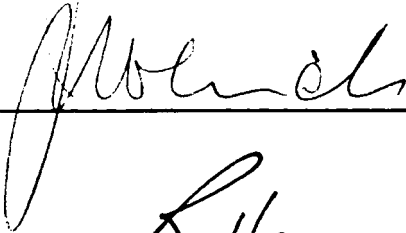
- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

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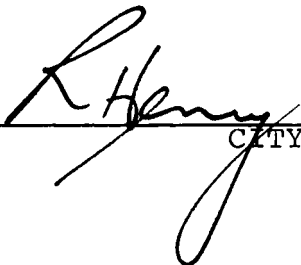
The Council recessed at 11.30 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting
of February 6, 1979, adopted on February 13, 1979.



MAYOR



CITY CLERK

MANAGER'S REPORTDATE January 31, 1979

TO: Vancouver City Council
SUBJECT: GVRD Housing Project
2nd & Wallace
CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"This report refers to the attached letter dated January 18, 1979 from the Jericho Area Citizens Association requesting to appear before Council as a delegation on the matter of the GVRD Housing Project at 2nd and Wallace.

Council will recall, on October 17 and 31, 1978, hearing a delegation, Mrs. Dean, who appeared on behalf of the Jericho Area Citizens Association. A copy of the City Manager's report dated October 27, 1978, is attached. Mrs. Dean alleged that the design of the project had been altered from the design which went before Council at the rezoning. She stressed that the concerns of the residents are related to parking congestion in the area and poor design of the buildings. Council took no action on the matter at that time.

Development Permit No. 79493 was issued on June 19, 1978 to the GVHC for the construction of a townhouse/apartment development containing 37 dwelling units. A Building Permit was subsequently issued on October 4, 1978. To date, no construction has taken place on the site because the lease between the City and the GVHC has yet to be signed. It is expected that the lease will be signed in the next month. The terms of the lease for this project are the subject of a companion report to the one presently before Council this day. Mr. Casson, Director of Housing for the GVRD, when Council dealt with this matter in October, 1978, advised that the expenditures at that time amounted to \$94,692. However, the administrator for the Housing Corporation has now stated that the actual cost expenditure by the GVRD to date is \$50,000."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 176

DEL. 1 (i)

MANAGER'S REPORTDATE February 1, 1979

TO: Vancouver City Council
SUBJECT: G.V.H.C.'s Development at 2nd & Wallace
CLASSIFICATION: Recommendation

Further to Council's consideration of the Director of Planning's report dealing with this proposed development, the Director of Finance reports as follows:

"On December 14, 1976 Council approved the following recommendation of the Standing Committee on Housing and Environment:

'That the Greater Vancouver Housing Corporation be requested to develop housing on the following City-owned sites:

2nd Avenue and Wallace
Foster and Euclid
5th Avenue and Arbutus Street
Ash Street and S.W. Marine Drive'

The purpose of this report is to present a summary of the lease terms dealing with the 2nd Avenue and Wallace site.

Attached as Appendix A is an outline of the terms and conditions of the proposed lease agreement. In brief, the terms provide for a 50-year term at a pre-paid rental of \$406,666 for the development of non-market rental housing.

The Greater Vancouver Housing Corporation is anxious to commence construction and, given Council's approval of the following recommendation, access to the site will be granted on terms and conditions satisfactory to the Director of Finance and the Director of Legal Services. Subject to Council's decision regarding the Director of Planning's report dealing with this site, the Director of Finance recommends:

THAT Council offer to lease the 2nd and Wallace site to the Greater Vancouver Housing Corporation, for the term of 50 years, the lease to reflect the terms set out in Appendix A of this report and the rent to be \$406,666 prepaid, PROVIDED HOWEVER, the final lease shall be to the satisfaction of the Director of Finance and the Director of Legal Services; BUT, this offer to lease may only be accepted by the Greater Vancouver Housing Corporation signing the lease as presented by the Director of Legal Services."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 170

MANAGER'S REPORTDATE January 29, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: Annual Report/Equal Employment Opportunity Program

CLASSIFICATION: RECOMMENDATION

The Equal Employment Opportunity Officer reports as follows:

"In September 1977, Vancouver City Council passed 29 resolutions establishing the framework for the Equal Employment Opportunity Program. The Equal Employment Opportunity Officer was appointed in February, 1978.

Since the Program has been in operation one year now, this report is written to inform Council of the policy that has been adopted, the steps that have been taken to execute Council's resolutions, the work that is planned for the coming year, and the rationale for it. (In addition to this summary, a full report is provided quoting the resolutions and expanding on the actions taken.)

I. POLICY

One of the first steps in the Equal Employment Opportunity Program was to issue a policy statement. The most important parts of this policy read:

"It is the policy of the City of Vancouver to provide equal opportunity in all its employment practices and to base all hiring and promotion on merit and seniority where the seniority provisions of the collective agreements apply

The Equal Employment Opportunity Program does not imply suspension of the merit principle. It will, on the contrary, reinforce the merit principle by assuring that all segments of society have an opportunity to enter all areas of City employment and to advance according to ability."

This policy was written by the Equal Employment Opportunity Officer, signed by the City Manager, circulated to Council members, and issued to all employees of the City in March, 1978. The full report contains a discussion of this policy.

II. ACTIONS TAKEN IN 1978

In the last year, action has been taken on the following topics pursuant to resolutions passed by Council in September, 1977.

1. Firefighter Entrance Requirements and Recruitment Procedures

A report was made to the Finance and Administration Committee and to Council on entrance requirements and recruitment procedures for firefighters.

2. Fringe Benefits For the Disabled

The City's fringe benefit package and coverage practices were reviewed and City policy on providing fringe benefits to the disabled was established.

-2-

3. Training/Career Development Skills

Sessions of a pilot training program on Career Development Skills were held for City employees.

4. Management Information Sessions

Information sessions on equal employment opportunity programs were held for management and recruitment staff.

5. Disabled Applicants

Assistance was provided to disabled applicants.

6. Career Paths & Barriers to Promotion

Investigative research on career paths accessible from entry-level positions was undertaken.

7. Information

A new report was prepared on the earnings and job distribution patterns of civic employees.

8. Police Recruitment Program

A new recruitment program was designed with the Vancouver Police Department and is presently underway.

III. WORK PROGRAM FOR 1979

Experience and observation over the last year have made it clear that improvements to some basic elements of our Personnel program - training, classification, performance appraisal - are needed.

Strengthening these systems will improve opportunities for all employees, will clearly benefit women, minorities and the disabled, and will improve the effectiveness of the organization.

It is with these goals in view that work is planned for the coming year.

1. Training

- a) Subject to Council approval the Equal Employment Opportunity Program will provide further sessions of the Career Development Skills Program for City employees.
- b) The City's Training Co-ordinator and the Equal Employment Opportunity Officer will design and provide a new training program for line managers on interviewing and counselling skills.

From the point of view of the Equal Employment Opportunity Program, the goal of this training is to give managers and supervisors the skills to plan and conduct lawful selection and promotion interviews that fully elicit job-related information and provide the foundation for merit-based decisions.

2. Classification

Personnel Services and the Equal Employment Opportunity Officer, in consultation with the Unions, will work to eliminate anomalies from the classification system, to identify job families and promotion paths within those families, to eliminate barriers between job families and to identify and define job-related qualifications.

-3-

3. Performance Appraisal

The Equal Employment Opportunity Officer will work with other City staff to design improvements to the non-supervisory performance appraisal system and ensure its fair and uniform implementation.

4. Personnel Regulation/External Training

Personnel Services and other management staff and the Equal Employment Opportunity Officer will review the City's Personnel Regulation on external training.

5. Outside Employees

Personnel Services, the Engineering Department, the Park Board and the Equal Employment Opportunity Officer will review recruitment and selection procedures for the outside workforce.

6. Review of Procedures for Disabled Applicants

Personnel Services and the Equal Employment Opportunity Officer in consultation with those agencies which work on behalf of the disabled, will design improvements to the application, testing, and assessment procedures for disabled applicants.

7. Positions for the Disabled

City Departments and the Equal Employment Opportunity Officer will audit positions which are appropriate for persons with various kinds of disabilities, and also determine where further subsidized training programs can usefully be undertaken.

8. Police Recruitment Program

The Equal Employment Opportunity Officer will continue to provide assistance to the Vancouver Police Department in carrying out the recruitment program.

9. Information

The Equal Employment Opportunity Officer will improve information on applicant flow, promotions, turnover, and training.

The budget request for the Equal Employment Opportunity Program is \$62,913. (Last year's budget was \$57,798.) This request will be subject to the regular budget review process.

All parts of this work program are authorized by existing Council resolutions.

The Director of Personnel Services has reviewed the work program and concurs with it.

Therefore, the Equal Employment Opportunity Officer recommends that the work program for 1979 be approved."

The City Manager comments as follows:

Council in September 1977 established the position of Equal Employment Opportunity Officer as reporting directly to the City Manager. This line of responsibility has proved effective. and the Officer has worked smoothly and in close cooperation with the Personnel Department and many other departments.

The City Manager has reviewed the various projects carried out in 1978 and described in the full report (white pages). He has concluded that all were within the terms of reference established by Council in September 1977, and that most of them have been carried out successfully.

The Work Program proposed for 1979 also conforms to the resolutions of September 1977, and on this basis the City Manager RECOMMENDS its approval.

FOR COUNCIL ACTION SEE PAGE(S) 171

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 18, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 18, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Mayor Volrich

ALSO
PRESENT: Alderman Kennedy

CLERK: G. Barden

RECOMMENDATION:

1. Proposals by Downtown Business Association
and the Downtown Parking Corporation

Mr. V.P. Boname, President, Downtown Business Association, and Mr. E.A. Keate, President, Downtown Parking Corporation, presented a proposal from the D.B.A. and the D.P.C. as outlined in the attached brief dated January 15, 1979. They requested City support for two proposals: the first being that the Downtown Parking Corporation Limited be permitted to contribute \$25,000 of its profits for the years 1979 to 1983 inclusive to a new downtown organization that will be created to supercede the old Downtown Business Association, and that it also be permitted to take \$18,000 from its 1978 profits to contribute this money to the City for the continuance of the very successful FreeBus experiment through to March 31, 1979, at which point it is hoped the service will be taken over by the new Urban Transit Authority. They stated Vancouver needs a permanent, properly equipped office to show direction in new Urban policies. Such an entity will in no way usurp or be in conflict with Council's authority and could prove to be a valuable sounding board or tool for Council's deliberations. Intelligent, long-term planning is needed to attract new enterprise and initiative into the downtown milieu. The request was made on the understanding that the business community will be expected to double the Downtown Parking Corporation Limited's annual \$25,000 contribution and if, after 5 years a new downtown organization is not having the economic impact envisioned, then the annual grant of \$25,000 will cease and the new entity will either stand on its own or fold.

City officials were of the opinion that it would not be an appropriate or legitimate use of D.P.C. funds as presently proposed and should be dealt with as a grant request.

The Committee members discussed the proposals and felt a more specific request should be submitted giving details of budget and operational structure and it was

RECOMMENDED

THAT the application be received and the Downtown Business Association and the Downtown Parking Corporation proceed further at their own discretion.

The meeting adjourned at approximately 4:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 160

MANAGER'S REPORT, FEBRUARY 2, 1979 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Sidewalk adjoining City-owned Property
(South Side of Point Grey Road, Wallace to
approx. 404 feet west)

The City Engineer reports as follows:

"Two City-owned sites at this location have been leased for housing developments, one to Penta Co-op Housing Associations and the other to Dunbar Village Community Co-operative. Dunbar wish a sidewalk installed and the walk should extend to Wallace Street to provide a proper pedestrian route. The leases provide for payment of Local Improvement charges by the leasees.

Since the City retains ownership of these parcels, the leasees cannot sign a Local Improvement Petition. The Vancouver Charter provides for City-owned property to be assessed for Local Improvements and the Local Improvement Procedure By-Law for signature of a Petition on behalf of the City as owner.

I recommend, with respect to a Local Improvement sidewalk on the south side of Point Grey Road from Wallace Street to approximately 404 feet west:

- A. that the abutting City-owned parcels, Lots A and B, D.L. 448 (Plan 16956), be declared assessable; and
- B. that the City Clerk be authorized to sign a Local Improvement Petition on behalf of the City as owner."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

2. Tender No. 39-78-5
Truck Chassis

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on December 4, 1978, and referred to the City Engineer and Purchasing Agent for report.

Funds for these purchases are provided in the Truck Replacement Accounts, 1978 Budget and the Account for the Purchase of Additional Trucks and Heavy Equipment.

The bid numbers refer to the order of the bids in ascending order of price. A working copy of the bid tabulation is on file in the office of the Purchasing Agent. The tender called for prices on 18 items; this report deals with Items 3 and 5.

Item 3 - Heavy-Duty Pickups

Ten bids were received for this item. The low bid (@ \$5937) from Lawson Oates does not meet specifications because the GVW is less than specified and the battery is smaller than specified.

These trucks are to be ordered equipped with club cab and two extra seats for transporting up to five men. When this option is added, Bid No. 6, becomes low bid to meet specifications. When this option is added to Bids 2 and 5, their price exceeds Bid 6 and Bids 3 and 4 do not offer the club cab option.

The City Engineer and Purchasing Agent recommend acceptance of the low bid to meet specifications from Lakeview Chrysler Plymouth Ltd. for the supply of three Dodge D200 pickups c/w club cab and extra seats at a total cost of \$20 241 (\$6048 each plus \$454 for club cab c/w seats plus \$183 for power steering plus \$62 for a tool box) plus 5% Provincial Sales Tax.

MANAGER'S REPORT, FEBRUARY 2, 1979 (WORKS: A1 - 2)

Clause No. 2 cont'd:

Item 5 - Light Vans

Nine bids were received for this item. None of the bids met specifications with regards to rear axle ratio. Also, bids number 1, 2 and 3 for Dodge vans are 45 kg less than the 2495 kg GVW rating specified. However, the axle and spring capacities exceed the GVW requirements by over 500 kg. The low bid, Bid No. 1, from Lakeview Chrysler Plymouth is being recommended on best value.

The City Engineer and Purchasing Agent recommend acceptance of the bid to offer best value, Bid No. 1, from Lakeview Chrysler Plymouth Ltd. for the supply of 16 only Dodge B100 vans at a total cost of \$91 330 (\$5598 each plus \$123 each for windows all around on 11 units, plus \$80 each for windows in side and rear loading doors on 3 units, plus \$20 for windows in rear doors on one unit plus \$149 for the long wheelbase on 1 unit) plus 5% Provincial Sales Tax."

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 163

MANAGER'S REPORT, February 2, 1979. (SOCIAL: A-2 - 1)

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Transfer of Metropolitan Board of Health Home Care Program to the City of Vancouver

The Medical Health Officer reports as follows:

"Council on December 12, 1978 approved the transfer of three Metropolitan Board of Health staff to the City of Vancouver's Home Care Program. The costs of the Home Care Program are fully reimbursed by the Provincial Government.

The Home Care Services section of the Metropolitan Board of Health provided two separate administration services for the Home Care Program:

1. General clerical and accounting support for Home Care, including scheduling of Physiotherapy;
2. Hospital Replacement Program. (Special Supplementary Service expenses, augmenting regular home care nursing and physiotherapy for selected patients only).)

When a patient or a patient's family seek an early discharge from hospital, preferring to convalesce at home, support services such as home-makers, meals, physiotherapy, medication and medical equipment are provided to the home.

This program has been very successful, as patients are able to convalesce in a familiar environment and the costs of medical treatment are substantially reduced.

The costs for these two services in 1979 are as follows:

Administrative Support

Building rent	\$ 7,500.00
Office supplies	800.00
Communications & insurance	2,500.00
Consulting	100.00
Rehabilitation equipment	1,500.00
Miscellaneous	200.00

Hospital Replacement Costs

Drugs	19,700.00
Homemakers	45,000.00
Meals	1,700.00
Supplies & equipment	19,700.00
Transportation - Physiotherapists	2,300.00
Miscellaneous	400.00.

The Administrative Support costs are easily incorporated within the Home Care budget for administration. Hospital Replacement Costs should be separately identified within the Home Care budget.

The Provincial Government has not yet approved the 1979 Home Care budget. However, the Provincial Government has agreed to completely reimburse the City of Vancouver for any 1979 Metro Home Care expenses. There are, therefore, no additional costs to the City.

Continued

MANAGER'S REPORT, February 2, 1979 (SOCIAL: A-2 - 2)

Clause No. 1 Continued

"The Medical Health Officer recommends:

- A. THAT Administrative Support costs be included in the Home Care budget for administration.
- B. THAT the Hospital Replacement costs be separately identified within the Home Care budget. "

The City Manager RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

2. Health Department Home Care Program - Bank Account

The Director of Finance reports as follows:

"The City Health Department, in taking over the Metropolitan Health's Home Care Program, now requires an Imprest Fund Chequeing Bank Account to continue the services previously provided by the Metropolitan Health. The account is required to allow for almost immediate payment for medicines and small physiotherapy supplies required for hospital out-release patients. This program allows for early release of patients from hospital with minimum daily care provided at home, part of which is being able to supply medicinal and other patient needs on an as-required basis. It is anticipated that the current level of expenses will continue at about \$1,500 per month.

Authority is hereby requested to open a chequeing bank account at a convenient branch of the Bank of Montreal, with authority for the Director of Finance to assign signatories to the account as required from time-to-time.

It is recommended that the above authority be granted. "

The City Manager RECOMMENDS that the above recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 163 & 164

Manager's Report, February 2, 1979 . . . (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

INFORMATION

1. 977 Homer Street - D.P. No. 76658

The Director of Planning reports as follows:

"The City Clerk received a letter dated December 21, 1978 from Mr. T. Vancouver (Appendix 'A') requesting City Council reverse the decision of the Director of Planning and permit the provision of one off-street parking space in the front yard of the residential building at 977 Homer Street.

Development Permit No. 76658 was issued on May 13, 1977 permitting three dwelling units in the building. Three off-street parking spaces were approved in the rear yard as part of that Development Permit. Mr. Vancouver's request is to provide a fourth parking space in the front yard.

977 Homer Street is located in the Downtown District (DD). The intent of the Official Development Plan and Guidelines, as approved by City Council in November 1975, is

1. to improve the general environment of this Downtown District as an attractive place in which to live, work, shop and visit;
2. to ensure that all buildings and developments in the Downtown District meet the highest standards of design and amenity for the benefit of all users of Downtown.

Further, one of the objectives of the Official Development Plan is to reduce traffic congestion in terms of the amount of off-street parking and its location. Section 5 of the Official Development Plan for Downtown does not encourage surface parking and restricts the off-street parking facilities in this area to a maximum of 1 space for every 1000 sq. ft. of residential use. On this basis, the development on this site is only permitted three off-street parking spaces.

The approved drawings also indicate the front yard as a "mini plaza" with landscaping as an amenity feature, in compliance with the Downtown Official Development Plan.

Mr. T. Vancouver's request dated December 5, 1978 for a minor amendment to provide additional off-street surface parking facilities would exceed the number of off-street parking spaces permitted for this development and would eliminate the desired amenity area along Homer Street and therefore could not be considered as a minor change to Development Permit No. 76658. Mr. Vancouver was so advised by letter dated December 19, 1978 (Appendix 'B').

The Development Permit Board or the Director of Planning could deal with a Development Permit Application if filed to provide a parking space in the front yard. However, it would not be supported by the Planning Department because it would be contrary to the Official Development Plan and Guidelines.

It should also be noted that the District Building Inspector's report dated November 7, 1978 stated that the front yard of 977 Homer Street was being used for the parking of two cars contrary to Development Permit No. 76658."

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

DELEGATION REQUEST FROM MR. TOM VANCOUVER FOR FEBRUARY 20, 1979.

RECOMMENDATION2. Proposed Hotel - Renfrew and Hastings Streets

The Director of Planning reports as follows:

"When dealing with a communication from Mr. Luigi Aquilini of Zen & Aquilini Construction (Appendix A), Council at its meeting of January 16th, 1979, requested a status report on the matter of a proposed hotel in the vicinity of the northwest corner of Hastings and Renfrew Streets.

Background

An application was received on October 25th, 1977 from Mr. A. Waisman, Architect, on behalf of Zen & Aquilini Construction, requesting a rezoning of lands on the south side of Franklin Street between Renfrew and Kaslo Streets and 192 feet along Hastings Street from C-2 Commercial and RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District. The requested rezoning to CD-1 was sought in order to permit development of a hotel (with associated uses including a pub and some retail space) on the Hastings Street frontage extending across the intervening City lane onto lands at the southwest corner of Renfrew and Franklin Streets. Off-street parking for the hotel was proposed in two levels of underground parking on the remainder of the site to the west (along the south side of Franklin Street) presently zoned RS-1. In addition to the underground off-street parking for the hotel, 24 townhouse units and associated underground off-street parking were proposed.

Following extensive discussions with both Planning and Engineering Department staff, a report recommending refusal was considered by the Planning and Development Committee of Council on May 18th, 1978. The Committee heard from staff and the applicant and recommended:

- '(A) That the application be not approved.
- (B) That consideration could be given to a well-designed hotel and residential development proposal (including the provision of off-street parking), in accordance with the design guidelines attached as Appendix F, in the report of the Director of Planning dated May 11, 1978, under a new CD-1 Comprehensive Development District rezoning application which either encompasses the present site, or all the lands in the block bounded by Hastings, Kaslo, Franklin and Renfrew Streets.'

Following consideration of these recommendations at its meeting of May 30th, 1978, Council resolved:

'That the Director of Planning be instructed to refer this application direct to a Public Hearing.'

At the Public Hearing on September 14th, 1978, Council had before it, in addition to the draft By-laws and background reports, a report from the City Engineer recommending that the proposed lane closure not be approved but that a lane diversion north onto Franklin Street be considered as an alternative.

Approximately 130 people attended the Public Hearing held in the Hastings Community Centre. 27 delegations were heard by Council following which a motion to approve the proposed rezoning was lost by a 6 to 4 vote of Council.

Clause 2 continuedConsideration of a Similar Rezoning Application

Section 13.1 of Zoning and Development By-law No. 3575 regulates submission of applications to amend the Zoning and Development By-law in those instances where similar applications have previously been refused. This Section states:

'No application for an amendment to the Zoning and Development By-law shall be considered where a similar application for an amendment has been refused, until a period of 12 months has elapsed from the date of the previous application which has been denied, provided, however, the Council may waive this regulation if, due to extraordinary circumstances, the Council considers that the proposed amendment would benefit the public interest.'

The Director of Legal Services has advised that this Section is to be interpreted to the effect that the 12 months is measured from the date of submission of the previous application which has been refused.

While the wording of this Section may facilitate this interpretation, it is contrary to the intent which was to ensure that a 12 month period, measured from the date of refusal of the application, had elapsed before Council (and the community) need again deal with a similar application. As noted, provision is made for Council to waive this regulation in certain instances.

Council may wish to consider an amendment to Section 13.1 to clarify any uncertainty regarding the intent and interpretation as to when measurement of the 12 month period commences, noting, however, that Council retains the right to waive this period regardless of its commencement provided Council specify the 'extraordinary circumstances' and benefits to the public interest.

Communication from Zen & Aquilini Construction

The communication requires clarification for several reasons:

Firstly, while a good portion of the site is presently zoned C-2 Commercial District under which a hotel may be considered as a conditional use, the previous application proposed extensive off-street parking for the hotel and associated uses located well beyond the confines of the commercially zoned land. The proposed height of the hotel at a maximum of 6 storeys along Hastings Street also exceeded the 40 foot 'outright' maximum permitted under the C-2 Commercial District. This additional height proposed could not be supported by the Director of Planning under the provisions established in the C-2 District Schedule. For these reasons and also to afford greater flexibility than could be achieved under the C-2 District Schedule, the Director of Planning had suggested to the applicant that a request for a rezoning to CD-1 Comprehensive Development District would be most appropriate provided the hotel and an alternate form of residential development on the south side of Franklin Street (both of which were felt to be appropriate uses) were compatible:

- (a) with each other,
- (b) with the residential community to the north and the commercial character of Hastings Street, and
- (c) with existing and potential uses and development on remaining C-2 properties in this same block which were not included in the proposed rezoning.

Secondly, the form of development considered under the previous application did not indicate a 2 storey height for that portion of the proposed hotel at the corner of Renfrew and Franklin Streets. The height indicated on the drawings was approximately 2½ storeys or 30 feet, with the building stepping up to a height of approximately 48 feet within the lands north of the existing lane.

Clause 2 continued

Thirdly, the map attached to the communication indicates a triangle of land "to be rezoned to C-2". As noted above, the previous application did not request a rezoning of any lands to C-2 Commercial District. If such a rezoning is now being sought by Zen & Aquilini Construction, it would not be considered as being similar to the previous application and could be considered upon submission of the appropriate rezoning application and processing fee. However, the previous form of development would also not correspond to such a rezoning due to problems with the building height and the location of off-street parking within the adjacent RS-1 zoned lands as previously proposed.

Mr. Aquilini and Mr. Waisman, the project architect, were contacted regarding the above noted uncertainties and indicated that they were uncertain as to whether to proceed with the previous proposal or investigate alternatives for a hotel use on this site. Staff indicated that the concerns of the Planning Department and parameters for an acceptable development were detailed in the report on the previous rezoning application. It was noted that there appeared to be some support amongst members of Council for the previous rezoning proposal. It was suggested that direction from Council might be the best solution noting that the Director of Planning would be recommending that a new rezoning application and processing fee be submitted along with any rezoning proposal.

CONCLUSION:

While Council may waive the 12 month period for consideration of a rezoning application when the previous similar application was refused, amendments to Section 13.1 of Zoning and Development By-law No. 3575 should be undertaken to clarify the date upon which the 12 month period commences.

Council may wish to reconsider the proposed rezoning which was refused at the Public Hearing on September 14, 1978 and this would best be accommodated through submission of a new rezoning application and associated processing fee (which for the previous rezoning application amounted to \$230.00). The Director of Planning would not recommend approval of such an application. A number of items in the communication from Zen and Aquilini would tend to indicate that a rezoning differing from that previously considered is now being pursued. Such a rezoning would also be best handled through submission of a rezoning application and processing fee corresponding to the new site area involved.

RECOMMENDATION: The Director of Planning recommends:

- A. That Zen & Aquilini pursue their intended rezoning through submission of a formal rezoning application accompanied by the associated processing fee.
- B. That the Director of Planning be instructed to make application to amend Section 13.1 of Zoning and Development By-law No. 3575 to clearly indicate that the 12 month period commences upon the date of refusal of the previous application and that this application be referred direct to Public Hearing."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

Manager's Report, February 2, 1979 . . . (BUILDING: A-4 - 5)

3. Notice of Public Hearing

The Director of Planning reports as follows:

"The Pacific Press strike, which has now continued for several months with no foreseeable resolution makes compliance with the Charter requirements for legal notification of Public Hearings impossible.

Under Section 566 (3) of the Vancouver Charter, notice of a Public Hearing must appear in not less than two consecutive issues of a daily newspaper published (or circulating) in the City, with the last of such publications appearing not less than seven days nor more than fourteen days before the date of the hearing.

Under Section 3(2) of the Charter, Council does have the power to determine an alternative notification procedure if, in the opinion of Council, conditions prevailing at the time make it impossible to comply with notification requirements under Section 566 (3).

It would appear that the Vancouver Express is receiving wide circulation in its three weekly issues and would be a suitable alternative during the period of the Pacific Press strike. Advertisements to this paper could appear in consecutive issues, for example Wednesday and Friday, within the seven to fourteen day period specified in the Charter.

There is no change required to courtesy advertisements placed in local community papers, nor the 21 day courtesy notification letter to registered property owners within a two block radius of the site.

RECOMMENDATION: The Director of Planning recommends the following:

That in lieu of regular publishing requirements under Section 566 (3) of the City Charter which may be frustrated by reason of the current newspaper strike, publication of advertisements in the Vancouver Express within the time limit expressed under Section 566 (3) be approved for the remainder of the Pacific Press strike."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 164

A-5

MANAGER'S REPORT, FEBRUARY 2, 1979 (CLAIMS: A5-I)

LICENSES & CLAIMS MATTERSCONSIDERATION:1. Dance Machine - 887 Seymour Street

The Director of Permits and Licenses reports as follows:

"When the premises at 887 Seymour Street were purchased by the City of Vancouver they were under a lease to Seymour Dance Machine Inc. until September 1, 1979, with an option to renew for a further term of 3 years. Seymour Dance Machine Inc. hold a City license for a dance hall at this location. Reports have been received from the Police Department that the dance hall is not closing week days at 2:00 A.M., juveniles are being allowed entry and smoking of marijuana is being tolerated. A copy of the Police report is attached.

Under the provisions of Section 15 of the License Bylaw, no dancing is permitted in a dance hall after 2:00 A.M. week days and no one under 18 years of age is permitted in the premises unless accompanied by a parent or guardian. The operators, Mr. Moran and Mr. Fuller have been made aware of these regulations on previous occasions.

The matter of juveniles being on the premises was dealt with by the Community Services Committee in 1976 and the operators were warned at that time to improve the operation or face a possible license suspension.

For the information of Council, the lease which the City inherited does not contain a termination clause applicable to this situation.

I RECOMMEND Messrs. Moran and Fuller of Seymour Dance Machine Inc. be requested to appear before Council and show cause why their business license should be renewed."

The City Manager notes that the City's lease with the Dance Machine contains a 3-months' cancellation clause in case the building is demolished. This was included because it was planned to demolish both that building (Lot 21 on the attached map) and the buildings on Lot 20, in order to expand the lobby of the Orpheum Lobby, if outside funding can be found for that project. The Mayor and the Community Arts Council are exploring this with the Provincial Government, and hope for a positive response shortly.

In view of the above, Council may wish to consider whether they should at this time give the lessee 3-months' notice to vacate, so that the building can be demolished.

If that decision were taken, Council should also ask the Supervisor of Properties to discuss with the Property Endowment Fund Board the fate of the buildings on Lot 20, for a report back to Council. Those buildings contain 8 tenants, (6 commercial and 2 residential). If those buildings also were demolished, it would be possible to use Lots 20 and 21 for interim parking for 18 cars.

Consequently the City Manager submits for Council's CONSIDERATION the choice between:

- A) Approval of the recommendation of the Director of Permits and Licenses to require the operator to show cause.
- or B) Giving 3 months' notice to the lessee of cancellation of the lease to enable the building to be demolished, and further requesting the Supervisor of Properties to discuss with the Property Endowment Fund Board the fate of buildings on Lot 20, and the economics of demolishing these and using the combined site as an interim parking lot, - for report back to Council.

FOR COUNCIL ACTION SEE PAGE(S) 164

A-6

MANAGER'S REPORT, February 2, 1979 (FIRE: A-6 - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATION1. Hazardous Materials - Firefighting

A report was presented to City Council November 6, 1978 from the Task Force on the Transportation of Dangerous Goods. Council approved the recommendations "A" to "E" contained in that report and approved recommendation "F" after amending it to read as follows:

"Council authorize specifications for a foam-generating apparatus to be drawn up immediately and tenders called as soon as possible. These tenders to be reported back to Council with a recommendation for funding and cost-sharing with other municipalities."

The Fire Chief reports as follows:

When considering the specifications for a foam-generating apparatus it was appropriate to conduct an on-site inspection of the firefighting equipment and tactics at the Canadian Forces Base, Comox, B. C. by Fire Department senior staff. The findings were:

1. A specialized single foam crash truck is not necessary if existing pumper trucks are equipped with foam generators.
2. An improved firefighting foam (Aqueous-Film-Forming-Foam) offers significant advantages over the standard protein-based foam and is recommended for this type of application.
3. The need for fire entry/proximity suits is eliminated if fire-fighters wear fire "approach" suits in addition to their normal issue of protective clothing.

Cost-Sharing

The Fire Chief has been unsuccessful in gaining cooperation with other municipalities with respect to cost-sharing a foam-generating apparatus. The initial recommendation to purchase a foam-generating apparatus was based on the premise that such a specialized firefighting vehicle could only be justified and utilized effectively if it were available to all adjoining municipalities. As a result of this lack of cooperation and as a result of the inspection of the Canadian Forces Base, an alternate method of controlling flammable liquid fires within Vancouver is recommended.

Foam Truck

The military use two types of firefighting vehicles for flammable hydrocarbon liquid fires:

- (a) a large volume, fixed monitor, foam crash truck,
- (b) an 840 gpm standard pumper truck with a foam generator attached to a pre-connected 1½" hand line and nozzle.

Continued . . .

MANAGER'S REPORT, February 2, 1979 (FIRE: A-6 - 2)

Clause No. 1 Continued

Whereas the first unit is used for quick knockdown of large fires, the second unit is used on smaller fires or for fires inaccessible to the larger vehicle. The second smaller vehicle is also used for structural fires.

The design of the second unit offers the versatility required by the Vancouver Fire Department. The simplicity of the foam generator arrangement lends itself to retrofit applications with existing pumper trucks. When equipped with AFFF foam, the normal complement of pumper trucks responding to an alarm have the potential to extinguish flammable liquid fires of considerable magnitude.

Additional advantages of attaching foam generators to existing pumpers rather than purchasing a single foam crash truck are:

- (a) Quicker Response Time - Each firehall provides a 3½ minute travel time within their district. The foam crash truck would provide an average 10 minute travel time.
- (b) Lower Capital Cost - The estimate for equipping 19 existing front-line pumpers with this type of foam-generating system is approximately \$1,000.00 each, depending on vehicle configuration, for an estimated cost of \$19,000.00. The estimate for purchasing a foam crash truck is \$80,000.00.
- (c) Versatility - The attachment of a foam generator to each pumper increases the flexibility of firefighting capabilities (flammable liquid and structural) of each unit without diminishing the effectiveness of either function. A foam crash truck is a specialized unit and would have only limited potential at fires other than flammable liquid fires.
- (d) Manning - The current complement of firefighters would be available immediately to extinguish flammable liquid fires. The foam crash truck would be unmanned and would require manning from another unit prior to responding to an emergency, thereby increasing response time.

Aqueous-Film-Forming-Foam

Vancouver Fire Department has used, to date, protein-based foam for flammable liquid fires. The military are phasing out protein-based foam in favour of aqueous-film-forming-foam (AFFF), which satisfies their particular requirements. It is expected that Vancouver will continue to maintain some stock of protein foam for specialized application but will utilize AFFF for initial attack. The properties of AFFF are:

- good resistance to flashback or rekindle
- rapid fire extinguishment, thereby reducing the need to carry large quantities of foam concentrate
- long storage life
- specialized nozzles or equipment not required
- compatible with dry-chemical extinguishing agent and other foams

The cost of purchasing approximately 2500 liters of AFFF concentrate is \$14,000.00. This cost would be incurred regardless of choice of options of retrofit or purchase of single foam truck.

Continued

MANAGER'S REPORT, February 2, 1979 (FIRE: A-6 - 3)

Clause No. 1 Continued

Protective Clothing

Because of the rapid fire knockdown capabilities of AFFF and the use of fog nozzles, the need for fire entry/proximity suits is eliminated. With standard issue protective clothing - e.g. turn-out coat and pants, gloves and boots - the firefighter can approach a high-radiant heat fire with only the additional protection of a lightweight fire "approach" suit.

In lieu of purchasing 4 fire entry/proximity suits at a cost of approximately \$1,400.00 each, equipping 19 pumpers and 2 Rescue & Safety vehicles with 25 fire "approach" suits at \$280.00 each is recommended.

This alternative, in combination with the foam generator attachment and Aqueous-Film-Forming-Foam, will provide personnel protection equivalent to military standards.

Recommendations

The Fire Chief recommends that:

- A. Preparation for calling tenders for a foam crash truck at a cost of \$80,000.00 be cancelled.
- B. Nineteen pumper trucks be retrofitted with foam-generating equipment at an estimated cost of \$19,000.00.
- C. 2500 liters of Aqueous-Film-Forming-Foam concentrate be purchased at an estimated cost of \$14,000.00.
- D. The purchase of 4 fire entry/proximity suits at a cost of \$1,400.00 each be cancelled.
- E. Twenty-five fire "approach" suits be purchased at an estimated cost of \$7,000.00.
- F. Funds in the amount of \$40,000.00 be approved in advance of the 1979 Operating Budget to permit an immediate start on the retrofitting of pumper trucks and the purchase of necessary equipment and foam.

The City Manager strongly supports the above proposal. However, in view of the 5% budget limitation imposed by the Provincial Government, the City Manager RECOMMENDS this matter be deferred to the normal revenue budget, when Council will be better able to assess the impact of the 5% reduction, and the Fire Chief is in agreement with this deferral.

FOR COUNCIL ACTION SEE PAGE(S) 165

A-7

MANAGER'S REPORT, FEBRUARY 2, 1979 (FINANCE: A7-1)

FINANCE MATTERSINFORMATION:1. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

Janitorial Equipment
 Triplex Riding Mower
 Oxfords & Boots - Police & Fire
 Genuine Original Equipment Replacement Parts for Automotive Equipment - Chrysler
 Genuine Original Equipment Replacement Parts for Automotive Equipment - Ford Motors
 Hydraulic Power Pack & Tools
 Rental of Traffic Barricades
 Shirts - Policemen & Firemen

Copies of the details of these Tender Awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

RECOMMENDATION:2. Investment Matters (Various Funds) December, 1978

The Director of Finance reports as follows:

"(a) Security Transactions during the month of December 1978.

(b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF DECEMBER 19781. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Dec.1	Canadian Imperial Bank of Commerce	Feb. 15/79	\$ 1,021,446.58	\$ 1,000,000.00	76	10.30
4	Bank of Montreal	Apr. 12/79	1,037,286.30	1,000,000.00	129	10.55
5	Toronto Dominion Bank	Mar. 15/79	3,599,917.81	3,500,000.00	100	10.42
5	Bank of Montreal	Dec. 8/78	496,425.66	496,058.71	3	9.00
8	Royal Bank of Canada	Dec. 11/78	500,287.67	500,000.00	3	7.00
13	Vancouver City Savings Credit Union	Dec. 19/78	500,858.90	500,000.00	6	10.45
15	Mercantile Bank of Canada	Dec. 18/78	1,000,657.53	1,000,000.00	3	8.00
18	Mercantile Bank of Canada	Dec. 21/78	1,501,109.59	1,500,000.00	3	9.00
19	Bank of British Columbia	Jan. 17/79	1,008,247.12	1,000,000.00	29	10.38
27	Bank of British Columbia	Dec. 29/78	2,000,931.51	2,000,000.00	2	8.50
27	Mercantile Bank of Canada	Feb. 1/79	1,010,158.90	1,000,000.00	36	10.30
28	Bank of Montreal	Mar. 3/79	1,027,070.68	1,000,000.00	92	10.74
			<u>14,704,398.25</u>	<u>14,496,058.71</u>		

MANAGER'S REPORT, FEBRUARY 2, 1979 (FINANCE: A7-2)

Clause #2 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
Dec.8	City of Vancouver 10.00%	Dec.16/94	\$ 2,000.00	99.25	\$ 1,985.00	16/-	10.10
15	City of Vancouver 10.00%	Dec.16/94	4,000.00	99.00	3,960.00	16/-	10.10
15	City of Vancouver 6.25%	Apr.15/80	1,000.00	95.40	954.00	1/4	10.00
15	City of Vancouver 6.00%	June 15/80	5,000.00	94.55	4,727.50	1/6	10.00
21	City of Vancouver 8.00%	Apr. 1/91	50,000.00	86.64	43,320.00	12/3	9.90
27	City of Vancouver 9.25%	Sept.1/90	20,000.00	95.20	19,040.00	11/9	9.95
29	City of Vancouver 6.25%	Apr.15/80	2,000.00	95.40	1,908.00	1/4	10.00
			84,000.00		75,894.50		

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Dec.1	Bank of British Columbia	Jan.16/79	\$ 1,012,665.75	\$ 1,000,000.00	46	10.05
21	Mercantile Bank of Canada	Jan.16/79	906,571.23	900,000.00	26	10.25
			1,919,236.98	1,900,000.00		
			2,003,236.98	1,975,894.50		

SINKING FUND TRANSACTIONS (SALES)

				<u>Sale Price</u>			
<u>Debentures</u>							
Dec.12	City of Vancouver 10.00%	Dec.16/94	1,000.00	955.00	1,014.08	16/-	10.07

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT DECEMBER 31, 1978

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	\$ 39,400,061.23	\$ 38,000,000.00"

The Director of Finance recommends that the above transactions be approved.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

MANAGER'S REPORT, FEBRUARY 2, 1979 (FINANCE: A7-3)

3. Champlain Heights - Enclave 2 and 17

The Champlain Heights Project Manager reports as follows:

"October 17, 1978 Council agreed to lease the above two enclaves to "Fore Developments Ltd." and "Greentree Developments Ltd." respectively.

Enclave 2 is being leased for construction of the residential energy conservation project and Enclave 17 is being leased for an innovative housing proposal combining various trade unions, labour unions and credit unions in the construction of housing for their members.

Leases for these two enclaves were to be executed on or before February 13, 1979 however, due to the heavy work load in preparing other Champlain Heights leases, the developers will not have adequate time to review and discuss the documents prior to this date.

It is therefore the recommendation of this report that an extension of time be granted. Progress of both projects with respect to design and processing of the building plans is advancing well.

In view of the foregoing the Project Manager recommends:

THAT a sixty day extension of the date for execution of the lease be granted to the proposed lessees of both Enclave 2 and Enclave 17. "

The City Manager RECOMMENDS that the recommendation of the Project Manager be approved.

CONSIDERATION:

4. Grants in lieu of Vancouver City, B.C. Assessment Authority, School District, Hospital District, Municipal Finance Authority and Greater Vancouver Regional District tax levies

The Director of Finance reports as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Area Assessor for Vancouver under the B.C. Assessment Authority has certified the properties will be shown as exempt on the 1979 Assessment Roll in accordance with Charter provisions, and the Director of Legal Services has confirmed the Charitable organizations qualify for this exemption under Section 396 - C(i) of the Vancouver Charter.

These requests for grants in lieu of taxes for the period from the date of the first building inspection or the date they became taxable to the date the properties become exempt, (normally January 1st of the following year), are subject to Council approval.

The requests are presented to Council under one section.

Charitable Organizations

- | | |
|---|--------------------|
| <p>1. <u>Villa Cathay Care Home Society</u>
 970 Union Street - Blk 125 D.L. 181 & 2037
 Plan 16060
 Personal Care Home for elderly citizens.
 Date of first building inspection - June 10, 1977.
 Grant to cover period from June 10, 1977 to December 31, 1978.</p> | <p>\$31,274.91</p> |
|---|--------------------|

MANAGER'S REPORT, FEBRUARY 2, 1979 (FINANCE: A7-4)

Clause #4 continued:

- | | | |
|----|---|-------------|
| 2. | <u>Y.M.C.A. of Greater Vancouver</u>
282 West 49th Avenue - Lot 4 Blk 1165 D.L. 526
Plan 16033
Langara.
Recreational service for South Slope families and
Langara College students.
Date of first building inspection - August 11, 1977.
Property shown as exempt on 1977 tax roll.
Grant for taxes to cover period from January 1, 1978
to December 31, 1978. | 23,314.59 |
| 3. | <u>Coast Foundation Society (1974)</u>
1435 East 14th Avenue - Lot A of D Blk 171 D.L. 264A
Plan 16844
Housing and rehabilitation of ex-psychiatric patients.
Date of first building inspection - May 30, 1977.
Property purchased from City shown as exempt on
1977 tax Roll.
Grant for taxes to cover period from January 1, 1978
to December 31, 1978. | 6,653.20 |
| 4. | <u>Girl Guides of Canada</u>
1462 West 8th Avenue - Lot 25E ¹ Blk 331 D.L. 526
Administrative Offices and meeting rooms for the
Girl Guides organization.
Date of first building inspection - August 5, 1977.
Occupied December 3, 1977.
Grant for taxes to cover period from August 5, 1977
to December 31, 1978. | \$ 5,696.68 |

TOTAL

\$66,939.38

The Director of Finance advised that funds were set aside in 1978 to provide for this report in the "Other" Grant category, and therefore will not affect the 1979 budget.

As grants in lieu of taxes are subject to Council approval, the above requests for grants amounting to \$66,939.38 in total are submitted for Council's CONSIDERATION."

The City Manager submits the foregoing report of the Director of Finance for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 165

MANAGER'S REPORT, FEBRUARY 2, 1979 (PROPERTIES: A9 - 1)

PROPERTY MATTERS

INFORMATION

1. Demolition - 635 Burrard St.

The Director of Civic Buildings reports as follows:

"I have received and opened quotations from various contractors for the demolition of the structures listed below and have awarded the contract to the low bidder as noted:-

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
635 Burrard St. Lot 34, Block 2, D.L. 185, Plan 5602	Downtown Burrard Dunsmuir Park Site	Arrow Transportation Systems
<u>CITY TO PAY</u>	<u>CODE NUMBER</u>	
\$39,600.00	4189/	"

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for INFORMATION.

RECOMMENDATION

2. Expropriation - John Redden Net Co. Ltd.
1590 West 1st Avenue

The Supervisor of Properties and Director of Legal Services report as follows:

"On May 1, 1973 City Council passed a motion to expropriate Parcel J, D.L. 3610. On December 18, 1973 City Council approved a settlement with the owner and purchased the property. This property was occupied by the owner and three tenants.

One of the tenants, John Redden Net Co. Ltd., had a 5 year lease with an option for a further term and an expropriation notice was also served on this company. The City was served a notice of "Particulars of Claim for Compensation," by the tenants' Solicitor, dated July 5, 1973 which claimed a total of \$57,090.00 as compensation for expropriation.

The City has resisted this claim as being unreasonable and there have been intermittent negotiations between the solicitor for John Redden Net Co. Ltd. and the City Law Office. As a result of these protracted negotiations, the solicitor for the company has agreed to accept the sum of \$4,400.00 in full settlement of all claims concerning the expropriation of his client's leasehold interest. This settlement is considered to be fair and reasonable by both the Supervisor of Properties and the Director of Legal Services.

It is therefore recommended that the City pay the sum of \$4,400.00 as full compensation of all claims to John Redden Net Co. Ltd. for the expropriation of their leasehold interest."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the Director of Legal Services be approved.

MANAGER'S REPORT, FEBRUARY 2, 1979 (PROPERTIES: A9 - 2)

3. Renewal of Lease of Heather Street End -
Located between V. & L.I. Right of Way
and the Fraser River

The Supervisor of Properties reports as follows:

"Heather Street End, containing 1.0833 acre (0.4384 h) located between the V. & L.I. Right of Way and the Fraser River is leased to Rayonier Canada (B.C.) Limited (Account 6607).

It is utilized in connection with the lessee's sawmill business for storage and access, at a current rent of \$357.03 per month plus taxes (total \$879.28 per month).

The lessee has requested and the City Engineer has agreed to a renewal.

After extensive negotiations the lessee has agreed as follows: -

TERM -	10 years from December 1, 1978
CANCELLATION -	City to have right to cancel on 6 months notice
RENT -	\$1,400.00 per month inclusive of taxes
RENT REVIEW -	Every 2½ years and to be market rental value
ARREARS OF RENT -	City to have right to charge interest on arrears
OTHER TERMS & CONDITIONS -	Similar to those in the previous lease
LEASE AGREEMENT -	To be drawn subject to the satisfaction of the Director of Legal Services and the City Engineer

The Supervisor of Properties recommends that the foregoing be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. City-owned Lands, N/S 400 Block West 10th Avenue

The Supervisor of Properties reports as follows:

"These lands have been purchased for future Civic parking needs over the period of the last 5 years from funds provided from the Land Purchase Fund and supplementary capital funds.

Council has previously approved demolition of all buildings except for those situated on Lots 9, 10 and 15, Block 360A, D.L. 526. In order to have Council authority for demolition of all remaining buildings in the half block, the Director of Civic Buildings should be authorized to also demolish these buildings when vacant, subject to the necessary approval of the Director of Planning.

Requests have been received from Vancouver City Savings Credit Union and two restaurant operations relative to the use of the N.E. Corner of 10th Avenue and Cambie Street for temporary parking.

MANAGER'S REPORT, FEBRUARY 2, 1979 (PROPERTIES: A9 - 3)

Clause No. 4 cont'd:

The Supervisor of Properties is of the opinion that it would be reasonable to use the land for this purpose on a short term lease basis, subject to the tenant being responsible for obtaining a Development Permit for temporary parking use. The cost of site preparation to be at no cost to the City.

If the site is not put into this type of use, it will be necessary to place concrete barriers around the site and this would neither enhance the appearance of the corner or produce any revenue for the City. In addition there would be expenses incurred in maintaining this very exposed property in a neat and tidy condition.

In view of the foregoing, Council may wish to consider authorizing the Supervisor of Properties to enter into negotiations with prospective tenants on the foregoing basis.

Therefore, it is recommended that the buildings on Lots 9, 10 and 15, Block 360A, D.L. 526 be demolished on the foregoing basis when vacant.

The proposal for interim leasing of the commercial lands at the N.E. Corner of 10th Avenue and Cambie Street is submitted for Council consideration."

The City Manager RECOMMENDS:

- A) Demolition of the buildings on Lots 9, 10 and 15, Block 360A, D.L. 526 when vacant, subject to approval by the Director of Planning.
- B) Approval of the proposed interim lease of the City lands at the NE corner of 10th & Cambie, subject to the tenants obtaining a Development Permit for temporary parking, and subject to the site preparation being at no cost to the City.

5. Replacement of No. 19 Firehall

The Director of Civic Buildings reports as follows:-

"On July 12, 1977 City Council appointed Lawrence Redpath as architect for the new No. 19 Firehall, to replace the hall on the existing site at 4396 West 12th Avenue. The total project budget estimate presented to Council at that time was \$560,000, a figure which did not include funds for temporary accommodation for the fire company.

On December 20, 1978, the following tenders were received for the demolition and rebuilding of No. 19 Firehall:

Fairview Construction Ltd.	\$529,884
Creighton Construction Co. Ltd.	\$531,992
Markwood Construction Ltd.	\$542,915
Ratcliffe Construction Ltd.	\$548,211
Crestwood Construction Ltd.	\$552,000
Aspen Construction Ltd.	\$558,261
Westmount Construction Ltd.	\$562,000
Interland Contractors Ltd.	\$585,471

The bids from Ratcliffe, Westmount and Interland were unacceptable because of conditions made to the tender price.

MANAGER'S REPORT, FEBRUARY 2, 1979 (PROPERTIES: A9 - 4)

Clause No. 5 cont'd:

The low bid is substantially higher than the one on the recently tendered No. 14 Firehall. Part of the differential could be justified by restrictions of site, inflation, temporary facilities, and the cost of demolition. We felt however that a trimming of cost in the order of 10% was required. Following the recommendation of the architect, the decision was made to negotiate changes to obtain suitable credits. Negotiations with Fairview Construction Ltd. are now complete, and agreement has been reached to reduce the contract price to \$467,288.

On the basis of this price, the total project cost is now estimated to be \$568,288 as detailed below:

Architect's and Consultant's Fees	\$ 40,000
Construction Contract (based on negotiated low tender)	\$467,288
Temporary Accommodation	\$ 9,000
Furniture	\$ 24,000
Communications Systems	\$ 8,000
Miscellaneous, tests, permits	\$ 4,000
Contingency	\$ 16,000
TOTAL	\$568,288

It is recommended that Council:

- A. Accept the price negotiated with the low bidder, Fairview Construction Ltd., and enter into a contract with them for \$467,288, such contract to be satisfactory to the Director of Legal Services.
- B. Approve the allocation of funds as indicated in the body of the report."

The City Manager RECOMMENDS that the recommendation of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 165

B

MANAGER'S REPORTDate: January 29, 1979

TO: VANCOUVER CITY COUNCIL

SUBJECT: ENERGY CONSERVATION PROGRAM

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

The Director of Civic Buildings and the City Engineer report as follows:

"Background"

A motion was passed by Vancouver City Council on February 14, 1978 establishing a twelve month Energy Conservation Program, which would employ an Energy Conservation Officer and provide funds for an Electrical Technician, clerical help and Consultants, for total funding of \$48,000. Council is to review the program at the end of that twelve month period. The matter of the continuation of the staff will be reported to Council at a later date.

This program was outlined in a report from the City Planning Department dated February 1, 1978, which divides the work into four programs:

Program A - Conduct an Energy Audit of the City's Internal Operations

This program is to study past billing of energy consumption for the City's internal operation and prepare an audit. Surveys of Civic buildings will recommend changes in building operation and changes to equipment to provide better energy efficiency.

Program B - Document Existing Energy and Resource Saving Policies

This program is designed to evaluate previous policies and practices previously adopted by the City.

Program C - Develop an Energy Conservation Program for Vancouver

This program will prepare a list of changes to reduce energy consumption by the in-house City operations.

Program D - Developing a Conserver Society Role for the City of Vancouver

This program relates to aspects of energy savings outside of the City operation, by commerce and the public.

Public transport, a bylaw to require insulation, solar heating, public information, are some of the features to be considered.

First Twelve Month Period

It was anticipated that in twelve months the following three steps would be attained:

1. Set up a monitoring system so that changes in energy consumption can be recorded and analyzed.
2. Carry out an audit of energy usage by building and activity.
3. Compare theoretical energy usage with actual usage, and establish areas or activities where energy consumption can be reduced.

and that progress would have been made on Step 4:

4. Establish and implement an energy saving program on selected buildings, using a specified target reduction and a specified period of time to achieve the reduction, say 6 to 9 months.

Progress

1. Energy Audit

The Energy Audit allows comparison within groups of buildings such as Firehalls, Libraries, Health Clinics to find good and bad energy consumptions. The quantity and costs for electricity, gas, oil and steam for the years 1975-78 have been tabulated, and energy consumption and cost on a square foot basis calculated.

The variation of total energy yearly consumption is affected by the degree of insulation, whether equipment can be shut off, if night set back is used, the building construction, the hours of operation as well as the methods of the people operating the building.

2. Building Surveys

Surveys of heating, ventilating and air conditioning have been carried out in the civic buildings recommending changes in the operation of some buildings and changes or additions to the equipment costing \$16,000 to provide yearly savings of \$15,000. Comfort will not be affected by these changes. The Energy Audit and recommended changes to buildings are available at the office of the City Clerk.

3. Fuel Oil to Gas Conversion

Natural gas costs about half as much as fuel oil for an equal heating effect, is readily available in British Columbia and is immune to foreign political interference. Information from B.C. Hydro and the Federal Government indicates a further improvement in this price difference in the future. The cost of conversion can be covered in 2-2½ years of operation. It is proposed to convert the existing oil burning equipment to natural gas at a cost of \$23,000 for yearly savings of \$10,000.

4. Design of New Buildings

In the design of new civic buildings, energy conservation is now included in the program for the building, with due consideration to economics and function. Each building presents its own opportunities for conservation which are assessed and where economic, are included in the design.

More energy could be saved by designing to the standards of the Federal Government's Measures for Energy Conservation in New Buildings, regardless of economy.

5. Internal Lighting

Lighting in Civic buildings has been designed on an "area" basis, providing uniform illumination in offices to a level recommended by the Illuminating Engineering Society for the task to be performed in the office. This practice allows rearrangement of furniture without changing the lighting system. To reduce the energy consumption, the existing lighting systems are being reviewed on the "task" lighting basis. Task lighting will provide the recommended illumination on the desk or "Task Area" and a lower level of ambient lighting in the remaining area. In view of the attention focused on energy, the "task" lighting concept is being adopted.

To assess the feasibility of modifying the existing lighting, a consulting illumination engineer surveyed the City Hall and the Public Safety Building.

Savings in the order of 25% of the lighting load are possible by modifying the lighting in these buildings and it is expected that significant savings can also be achieved in the other civic buildings.

The survey showed that approximately 70% of the reductions can be achieved by removing lamps. This "delamping" program can be carried out at a minimal cost and can be proceeded with directly in all buildings using the criteria developed from the survey. The savings in energy costs are expected to amount to over \$15,000/yr. from the "delamping" while the labour and material costs are estimated to amount to approximately \$7,000. Further energy reductions are possible in many offices by relocating fixtures to optimum locations to allow other fixtures to be removed. These modifications are more costly and must be considered individually for cost effectiveness. The information for this program will be gathered as part of the "delamping" program. Estimates will be made and a "Fixture relocation" program advanced in 1980 giving priority to those jobs with the highest savings vs. cost ratio.

6. Floodlighting

The City has relatively little floodlighting on buildings. In most cases the floodlighting has a dual role of decoration and security. A complete survey of all floodlighting has not been completed.

The most prominent floodlighting is on the City Hall and burns from dusk until 1:00am daily. This does not include lighting on the East Wing which is needed for security. The annual cost of energy is approximately \$3,300. This energy would be saved if the floodlighting was eliminated. Alternatively, a "demand" charge of approximately \$1,600 per year for peak loading could be avoided if the floodlighting is not turned on while the office lights are on. This "peaking" only occurs in the winter. Leaving the floodlighting off while the inside lights are being turned off would probably not be noticed as this occurs during the rush traffic period. The extent of this floodlight reduction (i.e. total for \$3,300 saving or reduced hours for \$1,600 saving) is referred for Council consideration.

7. Street Lighting

The Street Lighting System and the total City fleet of vehicles consume substantial energy (over \$1,000,000 annually each). Accordingly, a description of current policies and practices are included in this report which indicates that further significant savings are not apparent at the present time.

The lights which illuminate over 800 miles of streets and lanes consume 46 million kilowatt hours of electrical energy each year at a cost of \$1.3 million. The City's policy since 1946 has been to install the minimum level of illumination recommended for safety by the Illuminating Engineering Society. High intensity discharge lamps have been used since 1957 in all standard lighting for economy. As more efficient equipment becomes available it will be recommended where it will reduce the costs and conserve energy.

There have, however, been several beautification projects which have utilized costly and inefficient light sources (such as the Granville Mall and Water Street) to provide the basic street lighting while in other projects incandescent lights have been used for decoration of the streets, such as Broadway West and Hastings Street.

In every case, the City Engineer has drawn Council's attention to the use of inefficient and costly lighting for beautification. Special mercury vapour lamps are now available which simulate the colour of incandescent light and these are being recommended to reduce the operating costs and the energy consumption.

8. City Vehicles

Fuel costs exceed \$1,000,000 annually for the City fleet. We are continually looking for ways to reduce this cost. Recent changes have been made to the fleet to reduce costs and conserve fuel such as:

- (a) use of diesel engines;
- (b) selection of economic gear ratios;
- (c) selection of engine size to operate at most economic fuel consumption rate;

A review of the benefits of more frequent tune-ups on fuel economy indicate our present time schedule for regular tune-ups is currently frequent enough to prevent most, if not all, fuel consuming malfunctions from occurring.

Recent studies by other fleets indicate there may be other ways to further improve fuel economy. Operator training, encouragement to operate the vehicles in the most economic fashion, use of correct tire pressures and the elimination of extended idling are some of the possibilities. Other gains in fuel economy may be obtained through various mechanical accessories and the selection of lubricants. These possible economies will be reviewed further this year and reported to Council as necessary.

Proposed Energy Conservation Program

1. Civic buildings are to be operated so that no air conditioning systems, ventilating or exhaust fans are operated and the space temperature is reduced to 60°F when the building is unoccupied.
2. Deficiencies of air sealing and insulation are corrected in Civic buildings.
3. Oil fired heating is converted to natural gas.
4. New buildings are designed and built to the most energy effective standards possible allowing for economical, functional and architectural requirements.
5. A delamping program is carried out.
6. Floodlighting is eliminated or reduced as Council directs.
7. A target of 5% reduction of energy consumption in Civic buildings is established to be achieved by June 1, 1979.

Conclusion

Savings of \$40,000 each year are expected if the above program is implemented in return from a one time expenditure of \$46,000 for modifying equipment and reducing lighting at Civic buildings.

Savings from street lighting and City vehicles are not apparent at this time.

The Director of Finance recommends that consideration of recommendation (b) be deferred to the February 15, 1979 meeting of the Finance and Administration Committee for consideration within the total 1979 Supplementary Capital Budget.

RECOMMENDATION

The Director of Civic Buildings and the City Engineer recommend that Council:

- (a) Approve implementation of the Energy Conservation Program outlined in the body of this report, and
- (b) Approve in principle the alteration of mechanical and electrical equipment to achieve energy cost savings, at an estimated total cost of \$46,000, with the recommendation that the Finance and Administration Committee consider the source of funds to be the 1979 Supplementary Capital budget.

For Council's CONSIDERATION, we request direction that either

- (c) Floodlighting be eliminated at City Hall for a yearly saving of \$3,300, or
- (d) Floodlighting be turned on at City Hall only after office lighting is turned off for a yearly saving of \$1,600."

The City Manager submits the foregoing report of the Director of Civic Buildings and the City Engineer to Council for CONSIDERATION and RECOMMENDS that the recommendations be approved.

FOR COUNCIL ACTION SEE PAGE(S) 166

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 18, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 18, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Boyce
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Status of Rezoning Applications

The Committee considered a memorandum dated January 9, 1979 from Mr. H. W. Gray, Zoning Planner, forwarding the monthly status of rezoning applications for the month of December, 1978 (on file in the City Clerk's Office). Mr. R. Scobie, Zoning Division, provided further information on the following applications:

- (a) 6137 Cambie St.
 - CD-1 Text Amendment to allow "church" use
 - Public Hearing has been set for February 20, 1979
- (b) 57th and Hudson/1105 West 57th Avenue/
1176 and 1220 West 54th Avenue
 - Applications to rezone fairly extensive property within the block bounded by 54th and 57th Avenues, Oak and Hudson Streets from RS-1 to CD-1. A report outlining these three applications will be before Council mid-February.
- (c) Central Waterfront Rezoning
 - The Central Area Division will be reporting to Council mid-February on the status of this application.
- (d) 8699 Angus Dr.
 - The Zoning Division is awaiting input from the Marpole Citizens' Planning Committee who are meeting with the Park Board. There is also a study scheduled by the Finance Department with respect to utilizing the lands at the foot of Angus Drive for an industrial park. A report should be submitted to Council February 20, 1979.

A member of the Committee advised that the applicant for 3338 and 3390 The Crescent was anxious to have the application proceed. Mr. Scobie advised that the applicants had requested the application be placed "on hold" until the new year. The Zoning Division has not received any request to continue processing the application with the existing information supplied nor has it received the new information intimated in the "hold" request. Mr. Scobie undertook to contact the applicant for clarification.

RECOMMENDED

THAT the status report of rezoning applications for the month of December, 1978 be received.

Part Report to Council
Standing Committee of Council
on Planning and Development
January 18, 1979

(I-2)

2. Discussion of Outstanding Matters

The Committee considered a list of outstanding items and status as of December, 1978 (on file in the City Clerk's Office). The Chairman noted that this document was for information purposes only and several of the items would be discussed during consideration of the Planning Department Annual Review.

RECOMMENDED

THAT the list of outstanding items of the Committee be received for information.

The meeting adjourned at approximately 3:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 166



PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

January 18, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 18, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT: Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

ALSO
PRESENT: Alderman Kennedy

CLERK : G. Barden

RECOMMENDATION:

1. Newsletter Insert for 1979 Tax Bill

The Committee considered the attached Manager's report dated January 11, 1979, wherein the Director of Finance reported on a newsletter insert for the 1979 Tax Bill. The newsletter allows many Departments and Boards to put forward important messages and would contain a message from the Mayor and Council, and provide a picture of the budget. With the recent budget controls announced by the Provincial Government, the newsletter may be of special importance in 1979. The printing cost in 1978 was approximately \$5,000 and this amount has been included in the 1979 budget estimates.

The Committee favoured the inclusion of the newsletter with the Tax Bill but questioned the value of the distribution of the newsletter by mail-walk in the West End high density apartment district as it was felt the newsletter would just be dropped off in many of the apartment lobbies rather than being distributed properly to each tenant. The Committee also felt that the School Board and the G.V.R.D. should be invited to submit material for the newsletter.

The Director of Finance felt that it would be worth the extra \$1,900 to distribute the newsletter to 40,000 people in West End apartments. It was noted that the newsletters are distributed through libraries and by other means to apartments in Kitsilano and other areas as there would be a tremendous overlapping of distribution to single-family homes in these areas because the mail-walk would not distinguish between apartments and homes.

Following further discussion, it was

RECOMMENDED

- A. THAT a newsletter similar to that distributed in 1976 to 1978 be prepared and distributed in 1979 via the tax bills, at an approximate printing cost of \$5,000.

Report to Council
 Standing Committee on Finance & Administration
 January 19, 1979 (II-2)

Clause #1 continued:

- B. THAT Mr. Bud Elsie be retained to coordinate the design, layout editing and production of the newsletter at an approximate cost of \$600.
- C. THAT the School Board and G.V.R.D. be invited to submit material for the newsletter.
- D. THAT a committee consisting of the Mayor, Chairman of the Finance and Administration Committee, the City Manager and the Deputy Director of Finance review and approve the content of the newsletter.

The meeting adjourned at approximately 4:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 166



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JANUARY 25, 1979

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, January 25, 1979, at approximately 11:30 a.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari

COMMITTEE
CLERK : G. Barden

RECOMMENDATION:

1. Federal Employment Programme -
Young Canada Works 1979

On January 16, 1979, City Council, when dealing with a Manager's Report dated January 10, 1979, passed the following motions:

- "A. THAT the City participate in Young Canada Works (1979) to a maximum City cost of \$50,000.00.
- B. THAT the Standing Committee on Finance & Administration be authorized to select the proposals to be submitted to Canada Employment and to establish priorities among the projects.
- C. THAT the City Engineer or his representative be authorized to sign the application forms and the agreements on behalf of the City and to make minor adjustments where required."

The Committee considered 33 projects in the Young Canada Works 1979 Programme of which the City's share totals \$181,276.

The Committee heard representatives from Civic Departments and Boards report on their projects. It was suggested that reduced projects could be forwarded for the following projects:

Downtown Housing Rehabilitation
Marpole Home Maintenance for Seniors
Computerized Systems Library

and one project be added to the Civic Buildings submission - Clean Up Civic Buildings - City's share \$5,102.

The Director of Finance was requested to check the Park Board funding for "Park Planning/Facilities Data Research - \$7,751" and "Stanley Park Zoo Development - \$17,519" which were listed at no cost to the City in the summary sheet (copy attached). He was further requested to report back to the Committee if the funds were not available in the Park Board Budget.

Report to Council
 Standing Committee of Council
 on Finance & Administration
 January 25, 1979 (III-2)

Clause #1 continued:

Following discussion, the Committee established priorities for each project as follows:

PRIORITY NO. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Permits & Licenses	Data Development Task Force	\$ 2,250
Social Planning	Downtown Housing (½ of project)	10,300
Civic Buildings	Clean Up Civic Buildings	5,102
Planning	Riley Park Community Upkeep	4,176
	Marpole Home Maintenance for Seniors (reduced project)	4,176
Library	Computerized Serials	3,723
	Computerized Systems Library (reduced project)	7,100
	Library Historical Photographs	3,618
Park Board	Park Planning/Facility Data Research	Nil
	Stanley Park Zoo Development	Nil
	John Hendry Park Development	Nil
	Stanley Park Seawall	Nil
	Outdoor Explorations 1979	8,202
	Swimming Integration	5,370
		<u>\$ 54,017</u>

PRIORITY NO. 2

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Police	Microfilming Police Records	\$ 7,318
Health	Yes You Can	4,968
Civic Buildings	Downtown Eastside Activities	5,643
Planning	Commercial Evaluation - Knight/Kingsway	4,004
Park Board	Pioneers 1979	12,837
	Integration 1979	8,202
	Project Leap	4,956
	Touring 1979	8,887
	Sunshine Music Caravan	5,235
		<u>\$ 62,050</u>

PRIORITY NO. 3

<u>Department</u>	<u>Project</u>	<u>City Share</u>
City Clerk	Discover the Archives	\$ 2,368
Social Planning	Balance of Downtown Housing Rehabilitation	11,800
Health	Project update	5,481
Planning	Kensington Community Profile	2,002
	Vancouver Local Area Profile Studies	4,886
	Retail Sales/Purchases Simulation	4,259
	Balance of Marpole Home Maintenance for Seniors	6,606
Library	Library Art Project	1,993
	Britannia Outreach Summer	4,096
	Creative Approach Library Service	4,456
	Library Promotion 1979	4,064
	Library Juvenile Services Outreach	9,537
	Balance of Computerized Systems Library	3,661
		<u>\$ 65,209</u>

TOTAL \$181,276

...../3

Report to Council
 Standing Committee of Council
 on Finance & Administration
 January 25, 1979 (III-3)

Clause #1 continued:

Following further discussion, it was

RECOMMENDED

- A. THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Young Canada Works 1979.
- B. THAT all projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under No. 1 that do not receive Federal approval and the City Manager be authorized to set priorities.
- C. THAT the City Manager be authorized to submit additional projects of merit that do not require new City funds.
- D. THAT the Police Department project - 'Microfilming Police Records' be given top priority in the Priority No. 2 category.

2. 1979 Grant Request - The Vancouver Art Gallery

The Committee considered the attached Manager's report dated January 23, 1979, wherein the Director of Finance reported on the Vancouver Art Gallery's 1979 grant request. The Manager's report gives details of each category of expenditure included in the grant request and gives a comparison with the grant received in 1978. A summary of the 1979 grant requested is as follows:

<u>Category of Expenditure</u>	<u>1979 Request</u>
Salaries and Fringe Benefits	\$ 189,167
Security	46,454
Janitorial Services	28,658
Fuel	4,283
Power	12,656
Insurance	23,357
Restoration of the Collection	5,000
Miscellaneous Expenses	5,850
Minor Repairs and Purchased Services	15,667
Total Operating and Maintenance	331,092
Major Building Repairs	7,520
Equipment	6,707
Total Grant Request	\$ 345,319

Mr. Luke Rombout, Director, Vancouver Art Gallery, headed a delegation from the Art Gallery and following the Committee's suggestion, directed his remarks to the item 'equipment - \$6,707'. He advised Vancouver is the only gallery in Canada that doesn't have a catalogue of its collection and the \$6,707 is for photographic equipment for this purpose. However, following discussion with the Committee, he advised they would be agreeable to deferring this item until the final Civic budget is determined for 1979.

The Committee expressed concern about the remaining grant requested - \$338,612 which would be a 10.8% increase over the 1978 grant. This amount includes \$26,618 for reclassifications as proposed by the Personnel Department. It was noted there would have to be a reduction in service if the grant was held to below 10.8%.

Report to Council
 Standing Committee of Council
 on Finance & Administration
 January 25, 1979 (III-4)

Clause #2 continued:

Following further discussion, it was

RECOMMENDED

- A. THAT a grant of \$338,612 be approved for the Vancouver Art Gallery in 1979.
- B. THAT the amount of \$6,707 for equipment be deferred for consideration following finalization of the total Civic budget for 1979.

3. Review Procedures for the 1979 Revenue Budget

The Committee considered the attached Manager's report dated January 11, 1979, wherein the Director of Finance outlined review procedures employed for Budget Review as used in previous years, and submitted for consideration a review process for 1979 as follows:

- Should the Finance Committee continue with last year's more extensive review of the departmental budgets?
- In following last year's procedure, the Finance Committee may wish to review each departmental budget in some detail. If so, the following information and submissions would be presented for each department; along with the total budget picture.
 - (i) Details of the departmental budget expenditures as submitted, as recommended, and with comparative data for 1976-78. The expenditure categories will be aggregated to some extent so that the detail will not be overly burdensome.
 - (ii) Comments by the Budget Review Committee on significant budget issues which should, in their opinion, be drawn to the Finance Committee's attention.
 - (iii) Summary of supplemental requests with recommendations by the Budget Review Committee.
 - (iv) Submission by the Department of any appeals to the recommendations of the Budget Review Committee.
 - (v) Excerpts from the Departmental Reviews (including priorities and organization chart) would be included for information where applicable.

The Committee agreed that an extended budget review should be continued and the Committee suggested that the following areas should be analysed in depth:

- local area planning
- health clubs
- library hours
- safety function in the Personnel Department
- to identify those City funded activities that are considered a Provincial responsibility.

Report to Council
 Standing Committee of Council
 on Finance & Administration
 January 25, 1979 (III-5)

Clause #3 continued:

Following further discussion, it was

RECOMMENDED

- A. THAT an extended review of the departmental budgets be continued as detailed above.
- B. THAT the timetable for the review by the Finance Committee be as follows:

Preliminary Budget to Finance Committee	- February 8
Budget Review Committee meetings	- February 12
Interim Budget to and Reviewed by Finance Committee	- Monday April 2 - 3:30-5:30
	- Wed. April 4 - 3:30-5:30
	- Thurs. April 5 - 3:30-5:30
Interim Budget to Council	- April 10
Final Budget to Finance Committee	- April 12
Final Budget to Council	- April 24

The meeting adjourned at approximately 1:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 167

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

JANUARY 25, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, January 25, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Gerard
 Alderman Little)
 Alderman Marzari) Clause 2 Only

COMMITTEE CLERK H. Dickson

RECOMMENDATION

1. Extension of Hours - Grandview Hotel "Pub"

The Committee had before it for consideration a Manager's report dated January 18, 1979, in which the Director of Permits & Licenses reported as follows:

"A letter has been received from the Grandview Hotel, 618 W. Cordova Street, requesting Council approval to keep their Class A "Pub" open from 10:00 A.M. to 12 midnight. These hours of operation would be the same as the beer parlour.

The Police Department advise they have no objection to the extension of hours for the "Pub".

In view of the comments from the Police Department, who are responsible for patrolling liquor premises, I RECOMMEND the request from the Grandview Hotel be approved."

Appearing before the Committee on this matter was a representative of the Permits & Licenses Department who advised the Committee similar applications have been received from the Eldorado Motor Hotel at 2330 Kingsway and from the Empress Hotel at 235 East Hastings Street.

The spokesman from the Permits & Licenses Department advised the Police Department has no objection to the extension of the hours for the "pub" within the Eldorado Motor Hotel and the Empress Hotel and that he therefore would recommend approval of their requests to keep their Class "A" "Pubs" open the same hours as their beer parlours.

Following discussion, it was

RECOMMENDED

THAT Council approve an extension of the operating hours of the Class "A" "Pubs" within the Grandview Hotel at 618 West Cordova Street, the Eldorado Motor Hotel at 2330 Kingsway and the Empress Hotel at 235 East Hastings Street to coincide with the hours of operation of their beer parlours.

Continued . . .

INFORMATION

2. Black Solidarity Association

The Chairman had agreed to hear a delegation from the Black Solidarity Association and a large number of persons appeared before the Committee with the president of the Association, Ms. Delicia T. Crump. Also in attendance was M.L.A. Emery Barnes.

A brief dated January 25, 1979 from Mr. Barnes and an undated brief from the Black Solidarity Association were distributed (copies circulated), the latter concluding with a suggestion that business licenses of clubs involved in racial discrimination be suspended.

Ms. Crump advised the Committee the Association has been receiving complaints since early summer of the treatment of black people at downtown cabarets; that black persons are being asked for two or three pieces of picture identification before being permitted to enter some cabarets; that two women were kicked down flights of stairs and one man beaten unconscious for asking why three pieces of identification are required for black persons to be admitted while other persons are apparently not required to produce the same I.D. Ms. Crump said the Association has complained to the Human Rights Commission and nothing has been done by the Commission. She said Misty's and Sugar Daddy's are the two cabarets most frequently complained about.

Mr. Paul Winn told the Committee the Association had written by registered letter to a random selection of ten downtown clubs asking for their entrance requirements and only one of these clubs responded. Some letters were returned opened.

Mr. Winn said he had gained access to Misty's on one occasion but an East Indian who accompanied him was denied entrance allegedly for wearing a turban. Mr. Winn suggested there is a flagrant flaunting of the Human Rights Code and said that Police are apparently telling club operators who to discriminate against; that when a black person complains, the police often arrest the victim.

It was noted by the Committee that operators of downtown cabarets had not been invited to attend the meeting nor had the police been officially advised, and some concern was expressed over the Committee listening to such complaints without the presence of the police and the club operators. It was noted that the City does have a racial discrimination by-law and has the power to suspend business licenses.

Following brief discussion, the Committee agreed that it would hear verbal submissions this date which would be recorded* and distributed to the operators of the clubs and to the Police Department who would be asked to attend a future meeting and give their responses to the complaints.

The Committee then heard detailed accounts of incidents of alleged racial discrimination by downtown cabaret operators and employees and by members of the Vancouver City Police Department from the following persons:

- | | |
|-------------------------|--------------------|
| - Meticha Deprina (SP?) | - Milton Johnsen |
| - Delvin Nathan | - Fabian Bello |
| - Luke Warrington | - Margaret Work |
| - Lorena Jordan | - Tuli Hazelman |
| - Adrian Leftwich | - N. Sible |
| - LaVerne Chaney | - Charles Calloway |
| - Leora Smalley | - Melford Barnett |

Continued . . .

*Attached, as Appendix "A", is a detailed record of the statements made to the Committee.

Report to Council
Standing Committee of Council on Community Services
January 25, 1979

(IV-3)

Clause No. 2 Continued

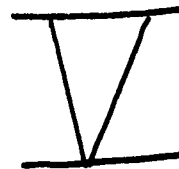
A spokesman from the Human Rights Branch addressed the Committee briefly, saying that action is being taken; that a report from the Human Rights Branch regarding allegations of racial discrimination has been forwarded to the Minister of Labour.

Following brief discussion, it was AGREED that the record of the statements made to the Committee would be distributed to the Police Department and the operators of the downtown cabarets who would be invited to attend a meeting of the Community Services Committee within the next two weeks for further discussion and that the Chairman would contact the Minister of Labour to determine what action the Minister intends to take regarding these complaints.

The meeting adjourned at approximately 3:40 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 167



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JANUARY 25, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, January 25, 1979 at approximately 1:40 p.m.

PRESENT : Alderman Boyce, Acting Chairman,
(Item 1)
Alderman Harcourt, Chairman
(Item 2)
Alderman Ford
Alderman Kennedy
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Review of Parking Requirements for the Downtown District

The Committee considered a report of the City Manager dated January 16, 1979 (copy circulated) in which the Director of Planning and City Engineer recommend a new departmental study to review the existing parking regulations and policies for the downtown district.

Mr. E. Crickmore, Central Area Division, advised that representatives of several organizations had met with the Director of Planning and City Engineer to discuss the existing parking regulations and had requested that the City review the parking demands for downtown particularly the restrictive number of spaces permitted for new buildings.

The Director of Planning and the City Engineer agree with downtown business representatives that a limited study should be done as quickly as possible. It has been suggested that a study period of approximately 45 days is desirable. It will be necessary to establish this study as a number one priority in order to complete it within the 45-day period.

This review would basically encompass:

- Inventory of existing parking spaces (on-street; garages; surface lots).
- Projected development demand (short and long term).
- Effect on street capacities.
- Short and longer term strategies for dealing with parking demand.
- Review of existing standards.
- Opinions of the development industry and organizations.
- Comment by developers and development permit applicants.
- Some economic analysis.
- The consequences of change on existing parking policies.

The actual study program would be reviewed with a representative committee from the various organizations, and the draft report would be discussed and reviewed with this committee prior to submission to City Council.

Report to Council
 Standing Committee of Council
 on Planning and Development
 January 25, 1979

(V-2)

Clause No. 1 cont'd:

Mr. Crickmore advised that the study program would be reviewed by a committee comprised of representatives of the various organizations. The development industry has requested that a member of Council chair meetings of the committee.

RECOMMENDED

- A. THAT the Director of Planning and City Engineer review the downtown district parking regulations as outlined in the report of the City Manager dated January 16, 1979 and report through the joint Standing Committees on Planning and Development and Transportation after consultation with the special committee representing the development industry.
- B. THAT Alderman Kennedy be appointed to chair the review committee meetings.

2. Planning Challenges - Vancouver's Central Area

The Committee considered a report of the City Manager dated January 22, 1979, forwarding a draft Broadsheet entitled "Planning Challenges - Vancouver's Central Area" (on file in the City Clerk's Office). Mr. D. Hickley, Associate Director, Central Area, advised that the purpose of the Broadsheet was to draw attention to a number of significant and related challenges and to stimulate interest in the opportunity and need for a planning process that will lead to the development of a Central Area Plan. The Broadsheet lists seven challenges:

- (a) What are the most appropriate measures to manage congestion and improve accessibility to and within the Central Area?
- (b) What type of housing should be encouraged in the Central Area, where should it be located, and how can the City provide incentives?
- (c) How can an affordable open space system be provided that will meet the diverse needs of the Central Area?
- (d) How can the City provide an effective interim Central Area parking policy without jeopardizing the development of future transportation alternatives?
- (e) What further means are necessary to improve the attractiveness and livability of our urban environment?
- (f) How can the City further improve its development control system in order to achieve more efficiency and greater certainty to applicants, while, at the same time, maintaining existing flexibility, openness, and orientation to development quality?
- (g) What are the priorities for civic actions and expenditures that can stimulate the economic health of the Central Area?

It is intended that 500 copies of the Broadsheet would be printed at a cost of \$300, funds for which are available in the Planning Department budget. The possibility of a seminar being arranged had been discussed with the Chairman, Vice-Chairman and Executive Co-ordinator of the Vancouver City Planning Commission, and the Chairman of the Planning and Development Committee. The Vancouver City Planning Commission has no funds for such a seminar so there would be a cost to the City.

Report to Council
 Standing Committee of Council
 on Planning and Development
 January 25, 1979

(V-3)

Clause No. 2 cont'd:

Mr. D. Rudberg, Assistant City Engineer Traffic, indicated that the Engineering Department would have concerns if the purpose of circulating the Broadsheet would be to initiate a rethinking of the downtown and other policies, some of which are in the process of being implemented.

Ms. B. Howard, Central Area Planning, noted that the purpose of the Broadsheet was to recognize that there are various plans and policies for the areas within the Central Area. It is important to co-ordinate all these plans and policies and be aware of their interrelationships. The proposed seminar would be part of the process that would lead to a co-ordinated plan for the Central Area.

Members of the Committee felt that the various policies had already been approved by Council. When policies for one area are submitted they are looked at in light of policies for adjacent areas before recommendations are made to Council. They did not feel that the proposed seminar was necessary.

It was suggested that the Broadsheet be reproduced in an issue of the "Quarterly Review" in order to inform the public and community organizations and to obtain feedback. Another meeting of the Committee on this topic could be arranged to consider any information received.

RECOMMENDED

- A. THAT the City Manager's report dated January 22, 1979 be received for information and no action be taken on the suggestion that a seminar be arranged.
- B. THAT the Broadsheet entitled "Planning Challenges - Vancouver's Central Area" be reproduced in an issue of the "Quarterly Review".

The meeting adjourned at approximately 3:00 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 167

VI

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL
ON FINANCE & ADMINISTRATION AND COMMUNITY SERVICES

JANUARY 25, 1979

A joint meeting of the Standing Committees of Council on Finance and Administration and Community Services was held on Thursday, January 25, 1979, at approximately 3:30 p.m., in Committee Room No. 3, third floor, City Hall.

PRESENT : Alderman Puil (Chairman)
Alderman Ford
Alderman Gerard
Alderman Little
Alderman Marzari
Alderman Rankin

ABSENT : Alderman Bellamy

COMMITTEE
CLERK : G. Barden

RECOMMENDATION:1. 1979 Civic Grants Budget

The Committees considered the attached Manager's report dated January 22, 1979, wherein the Director of Social Planning and the Director of Finance reported on the 1979 Civic Grants Budget, and a summary report dated January 24, 1979 from the City Manager. The reports gave details on Cultural Grants Budget, Grants Equal to Rent of Civic Theatres, the Artists Gallery, Community Services Grants Budget, and 'Other Grants'.

The Committee agreed to establish the level of grants for each major category and defer consideration of specific grants to later meetings of separate committees on individual grant requests.

The Committee discussed the Artists Gallery and favoured its continuation, however, it was felt that funding should be approved for only January and February at this time and subsequent funding be subject to approval during the cultural grant process.

The Committee discussed the Vancouver Symphony Orchestra's grant request, and was advised that the City may be obliged to provide usage of The Orpheum by the Symphony at current rates which amounts to \$162,500. The Committee felt that the City Manager and the Senior Social Planner should discuss with the Symphony the establishment of a working ceiling for grants equal to rent for the Symphony's use of The Orpheum.

Following further discussion, it was

RECOMMENDED

- A. THAT the level of funding for general cultural, festivals and the Artists Gallery be set at \$335,380 for 1979.
- B. THAT the Artists Gallery be funded for January and February with subsequent funding subject to the normal cultural grant process (approximately \$3,000).

Report to Council
Standing Committees of Council on
Finance & Administration & Community Services
January 25, 1979 (VI-2)

Clause #1 continued:

- C. THAT the level of funding for grants equal to rent of Civic Theatres be set at \$102,500 for 1979, exclusive of VSO's funding.
- D. THAT the level of funding for the VSO's use of The Orpheum be set at \$162,500 for 1979.
- E. THAT the City Manager and the Senior Social Planner discuss with the Symphony the establishment of a working ceiling for grants equal to rent for the VSO's future use of The Orpheum.
- F. THAT the level of funding for Community Services Grants be set at \$1,225,000.

(Alderman Puil contrary)

- G. THAT negotiations with the appropriate Provincial Ministries regarding selected Civic grants be expedited; and that failing successful negotiations, and on the advice of the Director of Social Planning, no Council action be taken on selected grants in 1979 or 1980 as the case may be, and Council be kept advised of progress on negotiations.
- H. THAT the level of funding for "Other Grants" be set at \$1,525,000.

The meeting adjourned at approximately 5:20 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 168